

**NEBRASKA**

Good Life. Great Service.

**DEPARTMENT OF REVENUE**

**2024 REPORTS AND OPINIONS  
OF THE PROPERTY TAX ADMINISTRATOR**

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**VALLEY COUNTY**

# NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

April 5, 2024



Jim Pillen, Governor

Commissioner Hotz :

The Property Tax Administrator has compiled the 2024 Reports and Opinions of the Property Tax Administrator for Valley County pursuant to [Neb. Rev. Stat. § 77-5027](#). This Report and Opinion will inform the Tax Equalization and Review Commission of the level of value and quality of assessment for real property in Valley County.

The information contained within the County Reports of the Appendices was provided by the county assessor pursuant to [Neb. Rev. Stat. § 77-1514](#).

For the Tax Commissioner

A handwritten signature in cursive script that reads "Sarah Scott".

Sincerely,  
Sarah Scott  
Property Tax Administrator  
402-471-5962

cc: Linda Waltman, Valley County Assessor

Property Assessment Division  
Sarah Scott, Administrator  
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## Introduction

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Pursuant to [Neb. Rev. Stat. § 77-5027](#) the Property Tax Administrator (PTA) shall annually prepare and deliver to each county assessor and to the Tax Equalization and Review Commission (Commission) the Reports and Opinions (R&O). The R&O contains statistical and narrative reports informing the Commission of the certified opinion of the PTA regarding the level of value and the quality of assessment of the classes and subclasses of real property in each county. In addition, the PTA may make nonbinding recommendations for class or subclass adjustments to be considered by the Commission.

The statistical and narrative reports in the R&O provide an analysis of the assessment process implemented by each county to reach the levels of value and quality of assessment required by Nebraska law. The PTA's opinion of the level of value and quality of assessment in each county, is a conclusion based upon all the data provided by the county assessor and information gathered by the Nebraska Department of Revenue, Property Assessment Division (Division) regarding the assessment activities in the county during the preceding year.

The statistical reports are developed using the statewide sales file that contains all transactions as required by [Neb. Rev. Stat. § 77-1327](#). From this state sales file, a statistical analysis comparing assessments to sale prices for arm's-length sales (assessment sales ratio) is prepared. After analyzing all available information to determine that the sales represent the class or subclass of real property being measured, inferences are drawn regarding the level of assessment and quality of assessment of that class or subclass of real property. The statistical reports contained in the R&O are developed based on standards developed by the International Association of Assessing Officers (IAAO).

The analysis of assessment practices in each county is necessary to give proper context to the statistical inferences from the assessment sales ratio studies and the overall quality of assessment in the county. The assessment practices are evaluated in the county to ensure generally accepted mass appraisal techniques are used and that those methods will generally produce uniform and proportionate valuations.

The PTA considers the statistical reports and the analysis of assessment practices when forming conclusions for both the level of value and quality of assessment. The consideration of both the statistical indicators and assessment processes used to develop valuations is necessary to accurately determine the level of value and quality of assessment. Assessment practices that produce a biased sales file will generally produce a biased statistical indicator, which, on its face, would otherwise appear to be valid. Likewise, statistics produced on small, unrepresentative, or otherwise unreliable samples, may indicate issues with assessment uniformity and assessment level; however, a detailed review of the practices and valuation models may suggest otherwise. For these reasons, the detail of the PTA's analysis is presented and contained within the Residential, Commercial, and Agricultural land correlations of the R&O.

### **Statistical Analysis:**

Before relying upon any calculated statistical measures to evaluate the assessment performance of the county assessor, the Division teammates must evaluate whether the statistical sample is both representative of the population and statistically reliable.

A statistically sufficient reliable sample of sales is one in which the features of the sample contain information necessary to compute an estimate of the population. To determine whether the sample of sales is sufficient in size to evaluate the class of real property, measures of reliability are considered, such as the coefficient of dispersion (COD) or the width of the confidence interval. Generally, the broader the qualitative measures, the more sales will be needed to have reliability in the ratio study.

A representative sample is a group of sales from a larger population of parcels, such that statistical indicators calculated from the sample can be expected to reflect the characteristics of the sold and unsold population being studied. The accuracy of statistics as estimators of the population depends on the degree to which the sample represents the population.

Since multiple factors affect whether a sample is statistically sufficient, reliable, and representative, single test thresholds cannot be used to make determinations regarding sample reliability or representativeness.

For the analysis in determining a point estimate of the level of value, the PTA considers three measures as indicators of the central tendency of assessment: the median ratio, weighted mean ratio, and mean ratio. The use and reliability of each measure is based on inherent strengths and weaknesses which are the quantity and quality of the information from which it was calculated and the defined scope of the analysis.

The median ratio is considered the most appropriate statistical measure to determine a level of value for direct equalization, which is the process of adjusting the values of classes or subclasses of property in response to an unacceptable required level of value. Since the median ratio is considered neutral in relationship to either assessed value or selling price, adjusting the class or subclass of properties based upon the median measure will not change the relationships between assessed value and level of value already present in the class of property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers, which can skew the outcome in the other measures.

The weighted mean ratio best reflects a comparison of the fully assessable valuation of a jurisdiction, by measuring the total assessed values against the total of selling prices. The weighted mean ratio can be heavily influenced by sales of large-dollar property with extreme ratios.

The mean ratio is used as a basis for other statistical calculations, such as the Price Related Differential (PRD) and Coefficient of Variation (COV). As a simple average of the ratios, the mean ratio has limited application in the analysis of the level of value because it assumes a normal

distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

The quality of assessment relies in part on statistical indicators as well. If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the mean ratio, it may be an indication of disproportionate assessments. Assessments are disproportionate when properties within a class are assessed at noticeably different levels of market value. The coefficient produced by this calculation is referred to as the PRD and measures the assessment level of lower-priced properties relative to the assessment level of higher-priced properties. The PRD range stated in IAAO standards is 98% to 103%. A perfect match in assessment level between the low-dollar properties and high-dollar properties indicates a PRD of 100%. The reason for the extended range on the high end is the recognition by IAAO of the inherent bias in assessment. The IAAO Standard on Ratio Studies notes that the PRD is sensitive to sales with higher prices even if the ratio on higher priced sales do not appear unusual relative to other sales, and that small samples, samples with high dispersion, or extreme ratios may not provide an accurate indication of assessment regressivity or progressivity, appraisal biases that occur when high-value properties are appraised higher or lower than low-value properties in relation to market values.

The Coefficient of Dispersion (COD) is a measure also used in the evaluation of assessment quality. The COD measures the average absolute deviation calculated about the median and is expressed as a percentage of the median. A COD of 15% indicates that half of the assessment ratios are expected to fall within 15% of the median. The closer the ratios are grouped around the median the more equitable the property assessments tend to be.

Nebraska law does not provide for a range of acceptability for the COD or PRD; however, the IAAO Standard on Ratio Studies establishes the following range of acceptability for the COD:

General Property Class	Jurisdiction Size/Profile/Market Activity	COD Range
Residential improved (single family dwellings, condominiums, manuf. housing, 2-4 family units)	Very large jurisdictions/densely populated/newer properties/active markets	5.0 to 10.0
	Large to mid-sized jurisdictions/older & newer properties/less active markets	5.0 to 15.0
	Rural or small jurisdictions/older properties/depressed market areas	5.0 to 20.0
Income-producing properties (commercial, industrial, apartments,)	Very large jurisdictions/densely populated/newer properties/active markets	5.0 to 15.0
	Large to mid-sized jurisdictions/older & newer properties/less active markets	5.0 to 20.0
	Rural or small jurisdictions/older properties/depressed market areas	5.0 to 25.0
Residential vacant land	Very large jurisdictions/rapid development/active markets	5.0 to 15.0
	Large to mid-sized jurisdictions/slower development/less active markets	5.0 to 20.0
	Rural or small jurisdictions/little development/depressed markets	5.0 to 25.0
Other (non-agricultural) vacant land	Very large jurisdictions/rapid development/active markets	5.0 to 20.0
	Large to mid-sized jurisdictions/slower development/less active markets	5.0 to 25.0
	Rural or small jurisdictions/little development/depressed markets	5.0 to 30.0

A COD under 5% indicates that the properties in the sample are either unusually homogenous, or possibly indicative of a non-representative sample due to the selective reappraisal of sold parcels. The IAAO utilizes varying upper bounds for the COD range to recognize that sample size, property type, variation of property ages and market conditions directly impact the COD. This chart and the analyses of factors impacting the COD are considered to determine whether the calculated COD is within an acceptable range. The reliability of the COD can also be directly affected by extreme ratios.

The confidence interval is another measure used to evaluate the reliability of the statistical indicators. The PTA primarily relies upon the median confidence interval, although the mean and weighted mean confidence intervals are calculated as well. While there are no formal standards regarding the acceptable width of such measure, the range established is often useful in determining the range in which the true level of value is expected to exist. Pursuant to [Neb. Rev. Stat. §77-5023](#), the acceptable range is 69% to 75% of actual value for agricultural land, except for taxes levied to pay school bonds passed after January 12, 2022 for which the acceptable range is 44% to 50% of actual value. For all other classes of real property, the acceptable range is 92% to 100% of actual value.

### **Analysis of Assessment Practices:**

A review of the assessment practices that ultimately affect the valuation of real property in each county is completed. This review is done to ensure the reliability of the statistical analysis and to ensure generally accepted mass appraisal techniques are used to establish uniform and proportionate valuations. The review of assessment practices is based on information provided by the county assessors in Assessment Surveys and Assessed Value Updates (AVU), along with observed assessment practices in the county.

To ensure county assessors are submitting all Real Estate Transfer Statements, required for the development of the state sales file pursuant to [Neb. Rev. Stat. §77-1327](#), a random sample from the county registers of deeds' records is audited to confirm that the required sales have been submitted and reflect accurate information. The timeliness of the submission is also reviewed to ensure the sales file allows analysis of up-to-date information. The sales verification and qualification procedures used by the county assessors are reviewed to ensure that sales are properly considered arm's-length transactions unless determined to be otherwise through the verification process. Proper sales verification practices ensure the statistical analysis is based on an unbiased sample of sales.

Comparison of valuation changes on sold and unsold properties is conducted to ensure that there is no bias in the assessment of sold parcels and that the sales file adequately represents the population of parcels in the county.

Valuation groups and market areas are also examined to identify whether the groups and areas being measured truly represent economic areas within the county. The measurement of economic areas is the method by which the PTA ensures intra-county equalization exists. The progress of the county assessor's six-year inspection and review cycle is documented to ensure compliance with [Neb. Rev. Stat. § 77-1311.03](#) and also to confirm that all property is being uniformly listed and described for valuation purposes.

Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with generally accepted mass appraisal techniques. Methods and sales used to develop lot values, agricultural outbuildings, and agricultural site values are also reviewed to ensure the land component of the valuation process is based on the local market and economic area.

Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors in statutory reporting highlights potential issues in other areas of the assessment process. Public trust in the assessment process demands transparency, and assessment practices are reviewed to ensure taxpayers are served with such transparency.

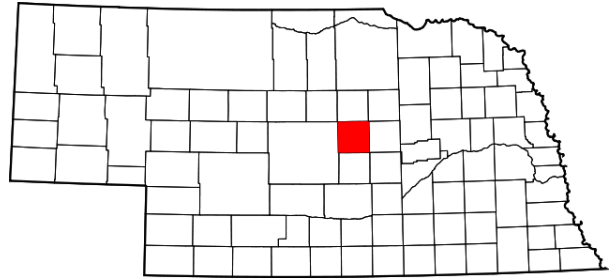
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, if potential issues are identified, they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures prior to establishing assessed values. The PTA's conclusion that assessment quality either meets or does not meet generally accepted mass appraisal techniques is based on the totality of the assessment practices in the county.

*\*Further information may be found in Exhibit 94*

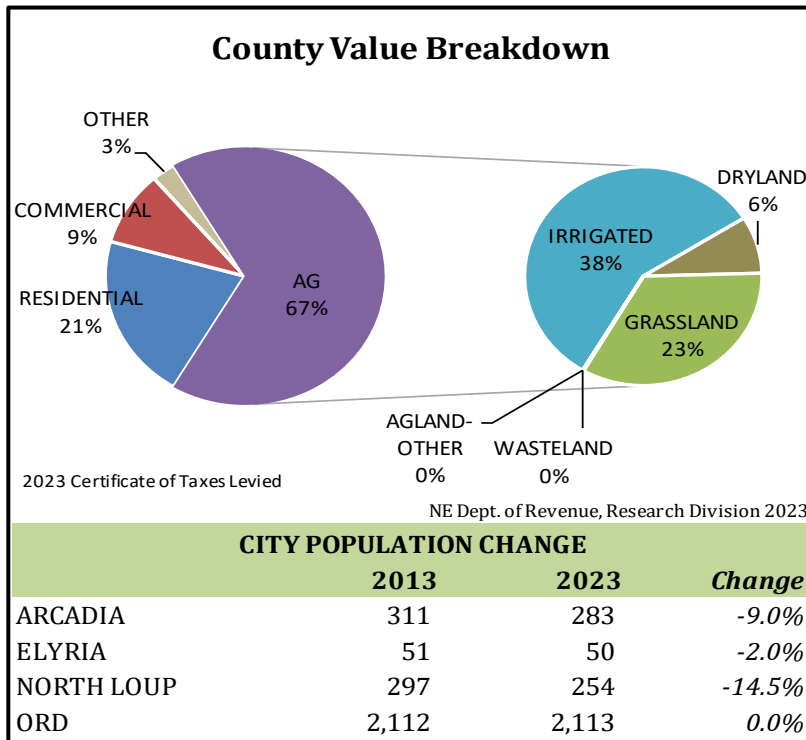


## County Overview

With a total area of 568 square miles, Valley County has 4,073 residents, per the Census Bureau Quick Facts for 2024, a slight population increase from the 2023 U.S. Census. Reports indicate that 77% of county residents are homeowners and 90% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$100,357 (2023 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Valley County are located in and around Ord, the county seat. According to the latest information available from the U.S. Census Bureau, there are 192 employer establishments with total employment of 1,221, for a 6% decrease in employment.



Agricultural land makes up the majority of the county's valuation base. Valley County is included in the Lower Loup Natural Resources District (NRD).

An ethanol plant located in Ord also contributes to the local agricultural economy.

# 2024 Residential Correlation for Valley County

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## *Assessment Actions*

Updated costing and depreciation tables were applied to Ord for the 2024 assessment year. The county assessor completed routine maintenance and pick-up work.

## *Assessment Practice Review*

As explained in the Introduction of this Report and Opinion, the assessment practices were reviewed to determine compliance with all assessment requirements and to ensure that all data submitted to the State sales file was timely and accurate.

Sales qualification and verification processes are reviewed to determine if all arm's length sales are made available for measurement purposes. The sales usability rate for the residential class is near the statewide average. The county assessor sends a sales questionnaire to the buyer and seller to aid in the verification of sales. The county assessor provides documented reasons for all sales that are disqualified. The review revealed that no apparent bias exists in the qualification determination and that all arm's length transactions have been made available for measurement purposes.

Valuation groups are reviewed to ensure that economic differences are adequately identified and stratified. Valley county consists of five Valuation Groups that are based on assessor locations in the county. Valuation Groups 1 through 4 are defined by each individual town within the county; Arcadia, Elyria, North Loup, and Ord. Valuation Group 5 consists of all rural properties not located within any of the towns or villages.

The county assessor is current and in compliance with the six-year inspection and review cycle. The county assessor has a systematic review schedule, a tracking file of the areas that are reviewed each year. Lot values are reviewed and updated within the six-year review cycle. The land to building ratio indicate that lot values are low. A contracted appraiser assisted the county appraiser with lot values. The lot value study ranges from 2021 to 2023 for Valuation Groups 1 through 4. Valuation Group 5 lot study is dated 2016. Costing tables range from 2020-2023 for Valuation Groups 1 through 4 and dated 2015 for Valuation Group 5. Depreciation tables range from 2022-2023 for Valuation Groups 1 through 4 and dated 2016 for Valuation Group 5. The county assessor has indicated the intention to update costing, conduct a depreciation study, and contract with an appraiser to update rural properties.

The county assessor does not have a written methodology on file.

## *Description of Analysis*

There are five valuation groups for the residential class that follow the assessor locations.

## 2024 Residential Correlation for Valley County

Valuation Group	Description
1	Arcadia
2	Elyria
3	North Loup
4	Ord
5	Rural

The statistical sample in the residential class consists of 88 sales, with two of the three measures of central tendency within acceptable range; the weighted mean is slightly low. The COD is only slightly high, the PRD is high. An array of the sales by dollar incremental ranges demonstrates a regressive pattern, that needs to be corrected through reappraisal.

Review of valuation groups with sufficient sales have medians within the acceptable range. Valuation Group 1 with six sales is below the range; the sample size is insufficient for measurement purposes.

Review of the 2024 County Abstract of Assessment for Real Property, Form 45 compared with the 2023 Certificate of Taxes Levied Report (CTL) supports the reported actions of the county assessor.

### *Equalization and Quality of Assessment*

A review of the statistics and the assessment practices suggest that assessments within the county are valued within the acceptable range, and therefore are equalized. The quality of the assessment of the residential property in Valley County complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	6	84.82	86.64	80.26	26.08	107.95
2	1	55.14	55.14	55.14	00.00	100.00
3	3	94.59	88.76	88.07	07.40	100.78
4	74	94.34	97.43	90.73	19.86	107.38
5	4	99.09	96.77	90.63	27.24	106.77
<u>ALL</u>	88	93.23	95.89	89.14	20.64	107.57

### *Level of Value*

Based on analysis of all available information, the level of value for the residential property in Valley County is 93%.

# 2024 Commercial Correlation for Valley County

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## *Assessment Actions*

Commercial was reviewed by a contract appraiser for the 2024 assessment year. Costing and depreciation tables were updated for all valuation groups. The pick-up work was completed.

## *Assessment Practice Review*

As explained in the Introduction of this Report and Opinion, the assessment practices were reviewed to determine compliance with all assessment requirements and to ensure that all data submitted to the State sales file was timely and accurate.

Sales qualification and verification processes are reviewed to determine if all arm's length sales are made available for measurement purposes. The sales usability rate for the commercial class is near the statewide average. The county assessor sends a sales questionnaire to the buyer and seller to aid in the verification. The county assessor provides documented reasons for all sales that are disqualified.

The county assessor uses two valuation groups due to the low number of commercial sales within the county. Valuation Group 1 includes all commercial properties in Arcadia, Elyria, North Loup and the Rural areas of the county. Valuation Group 4 is commercial in the town of Ord. The town of Ord is a higher populated town that is progressive and gradually developing.

The county assessor is current and in compliance with the six-year inspection and review cycle. The county assessor has a systematic review schedule, a tracking file of the areas that are reviewed each year. Valuation data is collected by a contract appraiser. Lot values are reviewed and updated within the six-year review cycle, dated 2017. Depreciation and costing tables are dated 2023.

## *Description of Analysis*

The two valuation groups used for the commercial class consist of the county seat of Ord in Valuation Group 4 and the remaining smaller towns and all rural commercial are in Valuation Group 1.

<b>Valuation Group</b>	<b>Description</b>
1	Arcadia, Elyria, North Loup, all Rural properties
4	Ord

The commercial class is comprised of 25 sales with a median within the acceptable range. The mean and weighted mean is above the acceptable range. The qualitative statistics show the COD is within the acceptable range recommended by IAAO, and the PRD is slightly above range.

## 2024 Commercial Correlation for Valley County

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Further analysis of the overall statistics shows the removal of the highest dollar sale will bring the PRD within acceptable range; however, the mean and weighted mean remain above range. Reviewing individual valuation groups indicates that both have medians within the acceptable range.

Review of the 2024 County Abstract of Assessment for Real Property, Form 45 compared with the 2023 Certificate of Taxes Levied Report (CTL) indicates that the sales file changed at a higher rate than the abstract in terms of total dollars; however, the median only shifted 3%, indicating that some individual large dollar changes are impacting the sample heavier than the abstract.

### *Equalization and Quality of Assessment*

Based on the review of all available information and the statistical profile, commercial values within the class are uniformly applied. The quality of assessment complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	10	97.13	107.49	98.47	14.01	109.16
4	15	99.51	111.31	107.38	20.11	103.66
____ALL____	25	99.21	109.78	105.08	17.65	104.47

### *Level of Value*

Based on analysis of all available information, the level of value for the commercial property in Valley County is 99%.

# 2024 Agricultural Correlation for Valley County

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## *Assessment Actions*

For the 2024 assessment year, irrigated land was increased approximately 25%, dry land was increased 17%, and grassland was increased 11%. A contracted appraiser reviewed feedlots and updated intensive use for 2024 assessment year. The county assessor completed routine maintenance and pick-up work.

## *Assessment Practice Review*

As explained in the Introduction of this Report and Opinion, the assessment practices were reviewed to determine compliance with all assessment requirements and to ensure that all data submitted to the State sales file was timely and accurate.

Sales qualification and verification processes are reviewed to determine if all arm's length sales are made available for measurement purposes. The sales usability rate for the agricultural class is within the statewide average. The county assessor provides documented reasons for all sales that are disqualified.

One agricultural market area is used in Valley County for analyzing agricultural sales. The county assessor is current and in compliance with the six-year inspection and review cycle. The county assessor has a systematic review schedule, a tracking file of the areas that are reviewed each year. A letter was mailed to every agricultural landowner in four townships verifying land use in 2022. The depreciation for the agricultural dwellings and outbuildings is dated 2016. The costing is dated 2015. Costing and depreciation are behind the six-year review cycle. Feedlots have been identified as intensive use; these values were developed by a contracted appraiser. The county assessor has identified enrolled acres in the Conservation Reserve Program (CRP) by sending a letter that includes the current land breakdown and requests the taxpayer to verify accuracy.

## *Description of Analysis*

The statistical sample for the agricultural class includes 36 qualified sales. Two of the three measures of central tendency are within the acceptable range, the mean is slightly high. The COD is within the standard range.

A review of each class by 80% Majority Land Use (MLU) indicates that sales exist only in the irrigated land and grassland class, both of which had medians within the acceptable range. A study of surrounding agricultural values finds that Valley County's values are comparable in irrigated land, grassland and dryland.

Comparison of the 2024 County Abstract of Assessment for Real Property, Form 45 compared with the 2023 Certificate of Taxes Levied Report (CTL) support that the values were uniformly applied to the agricultural class and accurately reflect the assessment actions reported by the County Assessor.

## 2024 Agricultural Correlation for Valley County

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### *Equalization and Quality of Assessment*

Agricultural land values are equalized at uniform portions of market value; all values have been determined to be acceptable and are reasonably comparable to adjoining counties. The quality of assessment of agricultural land in Valley County complies with generally accepted mass appraisal techniques. Agricultural improvements are equalized and assessed at the statutory level.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>    Irrigated    </u>						
County	13	72.61	76.14	68.53	24.06	111.10
1	13	72.61	76.14	68.53	24.06	111.10
<u>    Grass    </u>						
County	10	75.51	78.78	69.25	23.55	113.76
1	10	75.51	78.78	69.25	23.55	113.76
<u>    ALL    </u>						
	37	71.52	75.47	68.12	24.05	110.79

### *Level of Value*

Based on analysis of all available information, the level of value of agricultural land in Valley County is 72%.

## 2024 Opinions of the Property Tax Administrator for Valley County

My opinions and recommendations are stated as a conclusion based on all of the factors known to me regarding the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. § 77-5027 (R.R.S. 2011). While the median assessment sales ratio from the Qualified Statistical Reports for each class of real property is considered, my opinion of the level of value for a class of real property may be determined from other evidence contained within these Reports and Opinions of the Property Tax Administrator. My opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

Class	Level of Value	Quality of Assessment	Non-binding recommendation
<b>Residential Real Property</b>	<b>93</b>	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Commercial Real Property</b>	<b>99</b>	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Agricultural Land</b>	<b>72</b>	Meets generally accepted mass appraisal techniques.	No recommendation.

*\*\*A level of value displayed as NEI (not enough information) represents a class of property with insufficient information to determine a level of value.*

Dated this 5th day of April, 2024.



Sarah Scott  
Property Tax Administrator



## APPENDICES

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## 2024 Commission Summary for Valley County

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### Residential Real Property - Current

Number of Sales	88	Median	93.23
Total Sales Price	\$12,755,125	Mean	95.89
Total Adj. Sales Price	\$12,755,125	Wgt. Mean	89.14
Total Assessed Value	\$11,370,005	Average Assessed Value of the Base	\$89,924
Avg. Adj. Sales Price	\$144,945	Avg. Assessed Value	\$129,205

### Confidence Interval - Current

95% Median C.I	86.03 to 98.53
95% Wgt. Mean C.I	84.23 to 94.05
95% Mean C.I	90.71 to 101.07
% of Value of the Class of all Real Property Value in the County	15.73
% of Records Sold in the Study Period	4.44
% of Value Sold in the Study Period	6.38

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2023	116	96	96.15
2022	129	96	95.71
2021	106	95	94.62
2020	104	92	92.23

## 2024 Commission Summary for Valley County

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### Commercial Real Property - Current

Number of Sales	25	Median	99.21
Total Sales Price	\$4,150,610	Mean	109.78
Total Adj. Sales Price	\$4,150,610	Wgt. Mean	105.08
Total Assessed Value	\$4,361,270	Average Assessed Value of the Base	\$258,207
Avg. Adj. Sales Price	\$166,024	Avg. Assessed Value	\$174,451

### Confidence Interval - Current

95% Median C.I	95.69 to 106.73
95% Wgt. Mean C.I	92.04 to 118.11
95% Mean C.I	97.68 to 121.88
% of Value of the Class of all Real Property Value in the County	8.54
% of Records Sold in the Study Period	6.67
% of Value Sold in the Study Period	4.50

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2023	19	100	95.55
2022	18	100	97.66
2021	21	100	99.29
2020	23	99	99.29

**88 Valley**  
**RESIDENTIAL**

**PAD 2024 R&O Statistics (Using 2024 Values)**

Qualified

Date Range: 10/1/2021 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 88  
 Total Sales Price : 12,755,125  
 Total Adj. Sales Price : 12,755,125  
 Total Assessed Value : 11,370,005  
 Avg. Adj. Sales Price : 144,945  
 Avg. Assessed Value : 129,205

MEDIAN : 93  
 WGT. MEAN : 89  
 MEAN : 96  
 COD : 20.64  
 PRD : 107.57

COV : 25.85  
 STD : 24.79  
 Avg. Abs. Dev : 19.24  
 MAX Sales Ratio : 174.75  
 MIN Sales Ratio : 51.62

95% Median C.I. : 86.03 to 98.53  
 95% Wgt. Mean C.I. : 84.23 to 94.05  
 95% Mean C.I. : 90.71 to 101.07

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-21 To 31-DEC-21	9	93.86	93.96	79.64	22.67	117.98	56.63	129.50	61.35 to 125.14	141,889	112,999
01-JAN-22 To 31-MAR-22	12	101.93	102.96	102.18	13.17	100.76	84.16	144.48	86.58 to 118.06	131,708	134,580
01-APR-22 To 30-JUN-22	14	81.72	91.15	83.07	26.38	109.73	55.14	149.39	61.55 to 120.87	138,255	114,854
01-JUL-22 To 30-SEP-22	14	98.84	100.68	98.25	15.43	102.47	76.66	142.98	83.48 to 125.15	193,686	190,288
01-OCT-22 To 31-DEC-22	9	98.50	107.94	99.95	27.93	107.99	66.20	174.75	72.71 to 149.04	89,111	89,064
01-JAN-23 To 31-MAR-23	9	92.60	93.62	90.95	06.53	102.94	79.63	108.24	87.39 to 104.23	138,472	125,942
01-APR-23 To 30-JUN-23	10	83.82	90.30	78.80	22.51	114.59	64.08	139.45	65.77 to 113.69	158,600	124,969
01-JUL-23 To 30-SEP-23	11	75.20	86.73	79.28	26.97	109.40	51.62	153.32	64.04 to 127.48	146,927	116,484
<u>Study Yrs</u>											
01-OCT-21 To 30-SEP-22	49	95.80	97.28	92.00	19.30	105.74	55.14	149.39	85.94 to 104.40	153,157	140,897
01-OCT-22 To 30-SEP-23	39	91.36	94.13	85.06	21.89	110.66	51.62	174.75	76.08 to 98.50	134,627	114,515
<u>Calendar Yrs</u>											
01-JAN-22 To 31-DEC-22	49	98.43	99.85	95.15	19.99	104.94	55.14	174.75	86.03 to 104.40	143,463	136,501
<u>ALL</u>	88	93.23	95.89	89.14	20.64	107.57	51.62	174.75	86.03 to 98.53	144,945	129,205

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	6	84.82	86.64	80.26	26.08	107.95	56.63	129.50	56.63 to 129.50	148,667	119,326
2	1	55.14	55.14	55.14	00.00	100.00	55.14	55.14	N/A	289,575	159,660
3	3	94.59	88.76	88.07	07.40	100.78	75.34	96.35	N/A	64,167	56,512
4	74	94.34	97.43	90.73	19.86	107.38	51.62	174.75	86.58 to 101.01	141,866	128,711
5	4	99.09	96.77	90.63	27.24	106.77	61.35	127.57	N/A	220,750	200,064
<u>ALL</u>	88	93.23	95.89	89.14	20.64	107.57	51.62	174.75	86.03 to 98.53	144,945	129,205

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	88	93.23	95.89	89.14	20.64	107.57	51.62	174.75	86.03 to 98.53	144,945	129,205
06											
07											
<u>ALL</u>	88	93.23	95.89	89.14	20.64	107.57	51.62	174.75	86.03 to 98.53	144,945	129,205

**88 Valley**  
**RESIDENTIAL**

**PAD 2024 R&O Statistics (Using 2024 Values)**

Qualified

Date Range: 10/1/2021 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 88  
 Total Sales Price : 12,755,125  
 Total Adj. Sales Price : 12,755,125  
 Total Assessed Value : 11,370,005  
 Avg. Adj. Sales Price : 144,945  
 Avg. Assessed Value : 129,205

MEDIAN : 93  
 WGT. MEAN : 89  
 MEAN : 96  
 COD : 20.64  
 PRD : 107.57

COV : 25.85  
 STD : 24.79  
 Avg. Abs. Dev : 19.24  
 MAX Sales Ratio : 174.75  
 MIN Sales Ratio : 51.62

95% Median C.I. : 86.03 to 98.53  
 95% Wgt. Mean C.I. : 84.23 to 94.05  
 95% Mean C.I. : 90.71 to 101.07

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**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>Low \$ Ranges</b>											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000	3	98.43	104.03	103.00	15.35	101.00	84.16	129.50	N/A	23,500	24,205
<b>Ranges Excl. Low \$</b>											
Greater Than 4,999	88	93.23	95.89	89.14	20.64	107.57	51.62	174.75	86.03 to 98.53	144,945	129,205
Greater Than 14,999	88	93.23	95.89	89.14	20.64	107.57	51.62	174.75	86.03 to 98.53	144,945	129,205
Greater Than 29,999	85	92.60	95.60	89.06	20.86	107.34	51.62	174.75	85.94 to 99.95	149,231	132,910
<b>Incremental Ranges</b>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	3	98.43	104.03	103.00	15.35	101.00	84.16	129.50	N/A	23,500	24,205
30,000 TO 59,999	11	113.69	115.83	118.61	14.19	97.66	83.48	149.39	94.59 to 149.04	44,600	52,902
60,000 TO 99,999	20	113.10	112.50	112.12	20.94	100.34	61.55	174.75	96.35 to 127.48	76,200	85,435
100,000 TO 149,999	13	86.58	85.57	85.58	14.09	99.99	58.66	117.76	72.71 to 97.06	120,785	103,372
150,000 TO 249,999	31	87.39	86.98	86.59	15.13	100.45	51.62	127.57	79.45 to 94.81	188,315	163,059
250,000 TO 499,999	10	75.43	79.29	79.95	18.85	99.17	55.14	105.07	61.35 to 101.87	326,208	260,812
500,000 TO 999,999											
1,000,000 +											
<b>ALL</b>	<b>88</b>	<b>93.23</b>	<b>95.89</b>	<b>89.14</b>	<b>20.64</b>	<b>107.57</b>	<b>51.62</b>	<b>174.75</b>	<b>86.03 to 98.53</b>	<b>144,945</b>	<b>129,205</b>

**88 Valley**  
**COMMERCIAL**

**PAD 2024 R&O Statistics (Using 2024 Values)**

Qualified

Date Range: 10/1/2020 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 25  
Total Sales Price : 4,150,610  
Total Adj. Sales Price : 4,150,610  
Total Assessed Value : 4,361,270  
Avg. Adj. Sales Price : 166,024  
Avg. Assessed Value : 174,451

MEDIAN : 99  
WGT. MEAN : 105  
MEAN : 110  
COD : 17.65  
PRD : 104.47

COV : 26.69  
STD : 29.30  
Avg. Abs. Dev : 17.51  
MAX Sales Ratio : 200.76  
MIN Sales Ratio : 50.92

95% Median C.I. : 95.69 to 106.73  
95% Wgt. Mean C.I. : 92.04 to 118.11  
95% Mean C.I. : 97.68 to 121.88

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**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-20 To 31-DEC-20											
01-JAN-21 To 31-MAR-21	1	139.53	139.53	139.53	00.00	100.00	139.53	139.53	N/A	80,000	111,625
01-APR-21 To 30-JUN-21	2	140.05	140.05	140.67	00.46	99.56	139.40	140.69	N/A	163,050	229,355
01-JUL-21 To 30-SEP-21	4	123.60	127.86	121.66	15.04	105.10	99.51	164.72	N/A	67,000	81,511
01-OCT-21 To 31-DEC-21	2	95.25	95.25	92.98	04.16	102.44	91.29	99.21	N/A	222,500	206,880
01-JAN-22 To 31-MAR-22	3	93.07	79.45	68.78	15.56	115.51	50.92	94.36	N/A	91,667	63,050
01-APR-22 To 30-JUN-22	3	98.28	131.53	106.08	35.68	123.99	95.56	200.76	N/A	571,367	606,095
01-JUL-22 To 30-SEP-22	1	95.69	95.69	95.69	00.00	100.00	95.69	95.69	N/A	80,000	76,550
01-OCT-22 To 31-DEC-22	2	102.65	102.65	105.55	03.98	97.25	98.56	106.73	N/A	142,000	149,880
01-JAN-23 To 31-MAR-23	2	98.31	98.31	100.47	04.61	97.85	93.78	102.83	N/A	115,000	115,538
01-APR-23 To 30-JUN-23	2	99.28	99.28	98.60	00.73	100.69	98.56	100.00	N/A	59,205	58,375
01-JUL-23 To 30-SEP-23	3	98.68	97.98	96.84	01.76	101.18	95.02	100.25	N/A	110,000	106,520
<u>Study Yrs</u>											
01-OCT-20 To 30-SEP-21	7	139.40	133.01	132.97	10.06	100.03	99.51	164.72	99.51 to 164.72	96,300	128,054
01-OCT-21 To 30-SEP-22	9	95.56	102.13	99.35	19.11	102.80	50.92	200.76	91.29 to 99.21	279,344	277,527
01-OCT-22 To 30-SEP-23	9	98.68	99.38	100.49	02.69	98.90	93.78	106.73	95.02 to 102.83	106,934	107,461
<u>Calendar Yrs</u>											
01-JAN-21 To 31-DEC-21	9	128.17	124.62	117.07	15.20	106.45	91.29	164.72	99.21 to 140.69	124,344	145,571
01-JAN-22 To 31-DEC-22	9	95.69	103.77	101.30	19.79	102.44	50.92	200.76	93.07 to 106.73	261,456	264,861
<u>ALL</u>	25	99.21	109.78	105.08	17.65	104.47	50.92	200.76	95.69 to 106.73	166,024	174,451

**VALUATION GROUP**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	10	97.13	107.49	98.47	14.01	109.16	91.29	164.72	93.07 to 139.40	107,341	105,694
4	15	99.51	111.31	107.38	20.11	103.66	50.92	200.76	98.28 to 128.17	205,147	220,289
<u>ALL</u>	25	99.21	109.78	105.08	17.65	104.47	50.92	200.76	95.69 to 106.73	166,024	174,451

**88 Valley**  
**COMMERCIAL**

**PAD 2024 R&O Statistics (Using 2024 Values)**

Qualified

Date Range: 10/1/2020 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 25  
 Total Sales Price : 4,150,610  
 Total Adj. Sales Price : 4,150,610  
 Total Assessed Value : 4,361,270  
 Avg. Adj. Sales Price : 166,024  
 Avg. Assessed Value : 174,451

MEDIAN : 99  
 WGT. MEAN : 105  
 MEAN : 110  
 COD : 17.65  
 PRD : 104.47

COV : 26.69  
 STD : 29.30  
 Avg. Abs. Dev : 17.51  
 MAX Sales Ratio : 200.76  
 MIN Sales Ratio : 50.92

95% Median C.I. : 95.69 to 106.73  
 95% Wgt. Mean C.I. : 92.04 to 118.11  
 95% Mean C.I. : 97.68 to 121.88

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**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	24	99.36	112.24	107.25	16.33	104.65	91.29	200.76	95.69 to 119.03	166,275	178,325
04	1	50.92	50.92	50.92	00.00	100.00	50.92	50.92	N/A	160,000	81,475
<u>ALL</u>	25	99.21	109.78	105.08	17.65	104.47	50.92	200.76	95.69 to 106.73	166,024	174,451

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000	1	100.00	100.00	100.00	00.00	100.00	100.00	100.00	N/A	3,410	3,410
Less Than 15,000	2	119.70	119.70	123.42	16.46	96.99	100.00	139.40	N/A	4,205	5,190
Less Than 30,000	2	119.70	119.70	123.42	16.46	96.99	100.00	139.40	N/A	4,205	5,190
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	24	98.95	110.19	105.08	18.40	104.86	50.92	200.76	95.56 to 119.03	172,800	181,578
Greater Than 14,999	23	98.68	108.92	105.04	17.46	103.69	50.92	200.76	95.56 to 106.73	180,096	189,169
Greater Than 29,999	23	98.68	108.92	105.04	17.46	103.69	50.92	200.76	95.56 to 106.73	180,096	189,169
<u>Incremental Ranges</u>											
0 TO 4,999	1	100.00	100.00	100.00	00.00	100.00	100.00	100.00	N/A	3,410	3,410
5,000 TO 14,999	1	139.40	139.40	139.40	00.00	100.00	139.40	139.40	N/A	5,000	6,970
15,000 TO 29,999											
30,000 TO 59,999	5	100.25	117.21	116.81	19.94	100.34	94.36	164.72	N/A	49,200	57,469
60,000 TO 99,999	8	98.95	104.81	104.97	09.61	99.85	93.07	139.53	93.07 to 139.53	79,125	83,061
100,000 TO 149,999	1	98.56	98.56	98.56	00.00	100.00	98.56	98.56	N/A	115,000	113,340
150,000 TO 249,999	6	100.56	109.09	108.08	27.53	100.93	50.92	200.76	50.92 to 200.76	196,183	212,041
250,000 TO 499,999	2	115.99	115.99	114.92	21.29	100.93	91.29	140.69	N/A	335,550	385,625
500,000 TO 999,999											
1,000,000 TO 1,999,999	1	95.56	95.56	95.56	00.00	100.00	95.56	95.56	N/A	1,300,000	1,242,220
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											
<u>ALL</u>	25	99.21	109.78	105.08	17.65	104.47	50.92	200.76	95.69 to 106.73	166,024	174,451

**88 Valley**  
**COMMERCIAL**

**PAD 2024 R&O Statistics (Using 2024 Values)**

Qualified

Date Range: 10/1/2020 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 25  
 Total Sales Price : 4,150,610  
 Total Adj. Sales Price : 4,150,610  
 Total Assessed Value : 4,361,270  
 Avg. Adj. Sales Price : 166,024  
 Avg. Assessed Value : 174,451

MEDIAN : 99  
 WGT. MEAN : 105  
 MEAN : 110  
 COD : 17.65  
 PRD : 104.47

COV : 26.69  
 STD : 29.30  
 Avg. Abs. Dev : 17.51  
 MAX Sales Ratio : 200.76  
 MIN Sales Ratio : 50.92

95% Median C.I. : 95.69 to 106.73  
 95% Wgt. Mean C.I. : 92.04 to 118.11  
 95% Mean C.I. : 97.68 to 121.88

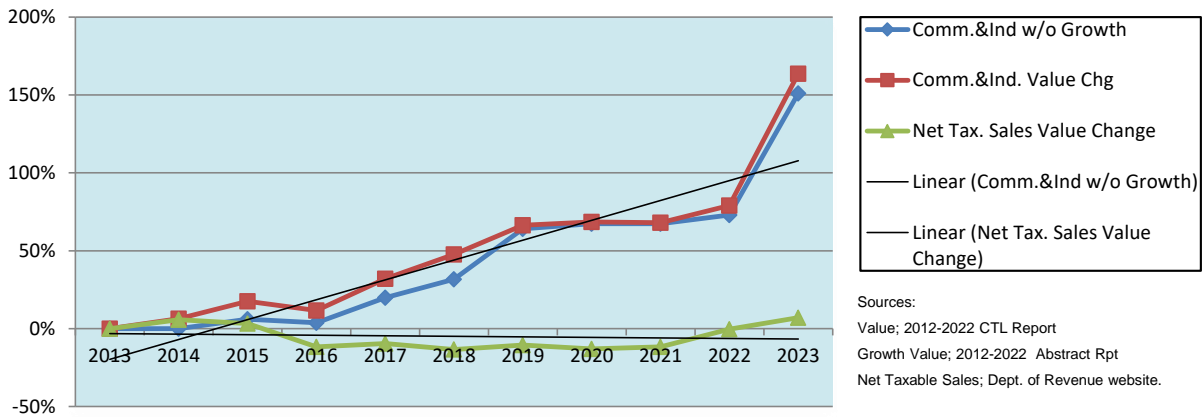
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**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
311	1	164.72	164.72	164.72	00.00	100.00	164.72	164.72	N/A	45,000	74,125
340	1	95.69	95.69	95.69	00.00	100.00	95.69	95.69	N/A	80,000	76,550
350	1	98.56	98.56	98.56	00.00	100.00	98.56	98.56	N/A	115,000	113,340
352	2	119.95	119.95	131.22	17.29	91.41	99.21	140.69	N/A	208,050	272,995
353	4	114.21	115.71	102.67	15.83	112.70	95.02	139.40	N/A	76,250	78,286
384	2	98.48	98.48	98.38	00.20	100.10	98.28	98.68	N/A	167,050	164,348
386	1	50.92	50.92	50.92	00.00	100.00	50.92	50.92	N/A	160,000	81,475
391	1	93.07	93.07	93.07	00.00	100.00	93.07	93.07	N/A	65,000	60,495
406	5	119.03	129.49	147.95	25.56	87.52	93.78	200.76	N/A	85,600	126,643
470	2	97.06	97.06	95.06	05.94	102.10	91.29	102.83	N/A	260,000	247,160
528	4	99.04	100.09	97.47	03.06	102.69	95.56	106.73	N/A	419,750	409,128
999	1	100.00	100.00	100.00	00.00	100.00	100.00	100.00	N/A	3,410	3,410
<u>ALL</u>	25	99.21	109.78	105.08	17.65	104.47	50.92	200.76	95.69 to 106.73	166,024	174,451



### Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2012	\$ 29,975,965	\$ 2,847,805	9.50%	\$ 27,128,160		\$ 45,760,442	
2013	\$ 31,872,910	\$ 1,901,240	5.97%	\$ 29,971,670	-0.01%	\$ 48,371,367	5.71%
2014	\$ 35,232,825	\$ 3,433,545	9.75%	\$ 31,799,280	-0.23%	\$ 47,267,346	-2.28%
2015	\$ 33,459,855	\$ 2,365,615	7.07%	\$ 31,094,240	-11.75%	\$ 40,426,614	-14.47%
2016	\$ 39,567,805	\$ 3,650,545	9.23%	\$ 35,917,260	7.34%	\$ 41,386,122	2.37%
2017	\$ 44,233,135	\$ 4,746,025	10.73%	\$ 39,487,110	-0.20%	\$ 39,619,812	-4.27%
2018	\$ 49,870,325	\$ 677,490	1.36%	\$ 49,192,835	11.21%	\$ 40,920,736	3.28%
2019	\$ 50,514,955	\$ 342,675	0.68%	\$ 50,172,280	0.61%	\$ 39,798,305	-2.74%
2020	\$ 50,348,510	\$ 165,785	0.33%	\$ 50,182,725	-0.66%	\$ 40,382,620	1.47%
2021	\$ 53,681,130	\$ 1,828,090	3.41%	\$ 51,853,040	2.99%	\$ 45,574,728	12.86%
2022	\$ 79,042,270	\$ 3,787,500	4.79%	\$ 75,254,770	40.19%	\$ 48,978,146	7.47%
2023	\$ 92,171,480	\$ 1,616,745	1.75%	\$ 90,554,735	14.56%	\$ 48,503,806	-0.97%
<b>Ann %chg</b>	<b>11.20%</b>			<b>Average</b>	<b>5.82%</b>	0.03%	<b>0.77%</b>

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2012	-	-	-
2013	-0.01%	6.33%	5.71%
2014	6.08%	17.54%	3.29%
2015	3.73%	11.62%	-11.66%
2016	19.82%	32.00%	-9.56%
2017	31.73%	47.56%	-13.42%
2018	64.11%	66.37%	-10.58%
2019	67.38%	68.52%	-13.03%
2020	67.41%	67.96%	-11.75%
2021	72.98%	79.08%	-0.41%
2022	151.05%	163.69%	7.03%
2023	202.09%	207.48%	6.00%

County Number	88
County Name	Valley

**88 Valley**  
**AGRICULTURAL LAND**

**PAD 2024 R&O Statistics (Using 2024 Values)**

Qualified

Date Range: 10/1/2020 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 37  
 Total Sales Price : 31,833,515  
 Total Adj. Sales Price : 31,833,515  
 Total Assessed Value : 21,684,630  
 Avg. Adj. Sales Price : 860,365  
 Avg. Assessed Value : 586,071

MEDIAN : 72  
 WGT. MEAN : 68  
 MEAN : 75  
 COD : 24.05  
 PRD : 110.79

COV : 28.98  
 STD : 21.87  
 Avg. Abs. Dev : 17.20  
 MAX Sales Ratio : 128.10  
 MIN Sales Ratio : 45.96

95% Median C.I. : 63.49 to 81.79  
 95% Wgt. Mean C.I. : 60.98 to 75.26  
 95% Mean C.I. : 68.42 to 82.52

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Qrtrs</u>												
01-OCT-20 To 31-DEC-20	3	125.38	107.57	109.10	15.65	98.60	69.23	128.10	N/A	566,208	617,743	
01-JAN-21 To 31-MAR-21	9	83.70	80.47	72.98	17.25	110.26	45.96	103.28	55.85 to 98.79	705,145	514,622	
01-APR-21 To 30-JUN-21	4	71.31	72.38	64.16	18.37	112.81	55.82	91.07	N/A	890,000	571,009	
01-JUL-21 To 30-SEP-21	1	121.47	121.47	121.47	00.00	100.00	121.47	121.47	N/A	415,691	504,920	
01-OCT-21 To 31-DEC-21	3	79.99	74.91	68.46	18.71	109.42	49.92	94.82	N/A	1,240,068	848,920	
01-JAN-22 To 31-MAR-22	4	73.47	75.81	66.28	19.64	114.38	59.27	97.02	N/A	901,513	597,491	
01-APR-22 To 30-JUN-22	6	66.70	66.21	67.46	11.32	98.15	46.68	81.79	46.68 to 81.79	523,039	352,833	
01-JUL-22 To 30-SEP-22	1	50.61	50.61	50.61	00.00	100.00	50.61	50.61	N/A	1,600,000	809,730	
01-OCT-22 To 31-DEC-22	3	60.21	60.89	61.08	11.08	99.69	51.23	71.23	N/A	1,653,540	1,009,992	
01-JAN-23 To 31-MAR-23	1	53.81	53.81	53.81	00.00	100.00	53.81	53.81	N/A	1,234,926	664,550	
01-APR-23 To 30-JUN-23	2	61.08	61.08	54.92	19.99	111.22	48.87	73.28	N/A	776,432	426,433	
01-JUL-23 To 30-SEP-23												
<u>Study Yrs</u>												
01-OCT-20 To 30-SEP-21	17	83.70	85.76	77.15	23.08	111.16	45.96	128.10	62.73 to 103.28	707,095	545,517	
01-OCT-21 To 30-SEP-22	14	66.70	69.70	65.18	18.98	106.93	46.68	97.02	50.61 to 83.45	861,749	561,675	
01-OCT-22 To 30-SEP-23	6	57.01	59.77	58.69	14.86	101.84	48.87	73.28	48.87 to 73.28	1,291,402	757,898	
<u>Calendar Yrs</u>												
01-JAN-21 To 31-DEC-21	17	80.85	80.00	70.98	19.90	112.71	45.96	121.47	55.85 to 94.82	826,012	586,313	
01-JAN-22 To 31-DEC-22	14	64.65	66.70	62.73	15.81	106.33	46.68	97.02	51.23 to 81.79	950,350	596,191	
<u>ALL</u>	37	71.52	75.47	68.12	24.05	110.79	45.96	128.10	63.49 to 81.79	860,365	586,071	

AREA (MARKET)											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	37	71.52	75.47	68.12	24.05	110.79	45.96	128.10	63.49 to 81.79	860,365	586,071	
<u>ALL</u>	37	71.52	75.47	68.12	24.05	110.79	45.96	128.10	63.49 to 81.79	860,365	586,071	

**88 Valley**  
**AGRICULTURAL LAND**

**PAD 2024 R&O Statistics (Using 2024 Values)**

Qualified

Date Range: 10/1/2020 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 37  
 Total Sales Price : 31,833,515  
 Total Adj. Sales Price : 31,833,515  
 Total Assessed Value : 21,684,630  
 Avg. Adj. Sales Price : 860,365  
 Avg. Assessed Value : 586,071

MEDIAN : 72  
 WGT. MEAN : 68  
 MEAN : 75  
 COD : 24.05  
 PRD : 110.79

COV : 28.98  
 STD : 21.87  
 Avg. Abs. Dev : 17.20  
 MAX Sales Ratio : 128.10  
 MIN Sales Ratio : 45.96

95% Median C.I. : 63.49 to 81.79  
 95% Wgt. Mean C.I. : 60.98 to 75.26  
 95% Mean C.I. : 68.42 to 82.52

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**95%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>Irrigated</b>											
County	6	92.61	90.49	86.43	16.47	104.70	62.73	125.38	62.73 to 125.38	700,909	605,789
1	6	92.61	90.49	86.43	16.47	104.70	62.73	125.38	62.73 to 125.38	700,909	605,789
<b>Grass</b>											
County	6	75.51	74.76	69.71	14.91	107.24	55.85	92.81	55.85 to 92.81	477,494	332,853
1	6	75.51	74.76	69.71	14.91	107.24	55.85	92.81	55.85 to 92.81	477,494	332,853
<b>ALL</b>	<b>37</b>	<b>71.52</b>	<b>75.47</b>	<b>68.12</b>	<b>24.05</b>	<b>110.79</b>	<b>45.96</b>	<b>128.10</b>	<b>63.49 to 81.79</b>	<b>860,365</b>	<b>586,071</b>

**80%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>Irrigated</b>											
County	13	72.61	76.14	68.53	24.06	111.10	49.92	125.38	53.81 to 94.82	977,143	669,637
1	13	72.61	76.14	68.53	24.06	111.10	49.92	125.38	53.81 to 94.82	977,143	669,637
<b>Grass</b>											
County	10	75.51	78.78	69.25	23.55	113.76	50.61	121.47	55.85 to 103.28	544,965	377,378
1	10	75.51	78.78	69.25	23.55	113.76	50.61	121.47	55.85 to 103.28	544,965	377,378
<b>ALL</b>	<b>37</b>	<b>71.52</b>	<b>75.47</b>	<b>68.12</b>	<b>24.05</b>	<b>110.79</b>	<b>45.96</b>	<b>128.10</b>	<b>63.49 to 81.79</b>	<b>860,365</b>	<b>586,071</b>

## Valley County 2024 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Valley	1	4,950	4,950	4,950	4,255	4,025	4,025	3,545	3,545	<b>4,479</b>
Custer	1	4,638	4,240	4,240	4,134	3,869	3,869	3,816	3,813	<b>4,289</b>
Custer	3	3,700	3,692	3,692	3,449	3,225	3,225	2,450	2,450	<b>3,172</b>
Garfield	1	3,995	3,995	3,995	3,395	3,395	3,020	3,020	2,560	<b>3,471</b>
Wheeler	1	4,395	4,395	4,395	4,360	4,340	4,340	4,340	4,340	<b>4,343</b>
Greeley	1	4,070	4,060	4,060	4,015	3,990	3,990	3,940	3,940	<b>3,971</b>
Greeley	2	4,995	4,935	4,935	4,875	4,835	4,775	4,715	4,635	<b>4,838</b>
Sherman	1	4,220	4,070	4,070	4,070	3,925	3,925	3,840	3,836	<b>3,991</b>

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Valley	1	n/a	2,195	2,195	2,195	2,155	2,155	2,155	2,010	<b>2,138</b>
Custer	1	n/a	2,150	2,025	1,950	1,900	1,725	1,700	1,700	<b>1,939</b>
Custer	3	n/a	1,375	1,375	1,375	1,375	1,375	1,375	1,375	<b>1,375</b>
Garfield	1	n/a	1,665	1,665	1,460	1,460	1,220	1,210	1,128	<b>1,407</b>
Wheeler	1	2,150	2,040	1,855	1,770	1,700	1,625	1,525	1,450	<b>1,608</b>
Greeley	1	n/a	1,930	1,915	1,890	1,880	1,860	1,650	1,490	<b>1,710</b>
Greeley	2	n/a	2,550	2,500	2,450	2,400	2,350	2,300	2,250	<b>2,390</b>
Sherman	1	n/a	2,195	2,080	2,080	1,964	1,965	1,855	1,855	<b>1,964</b>

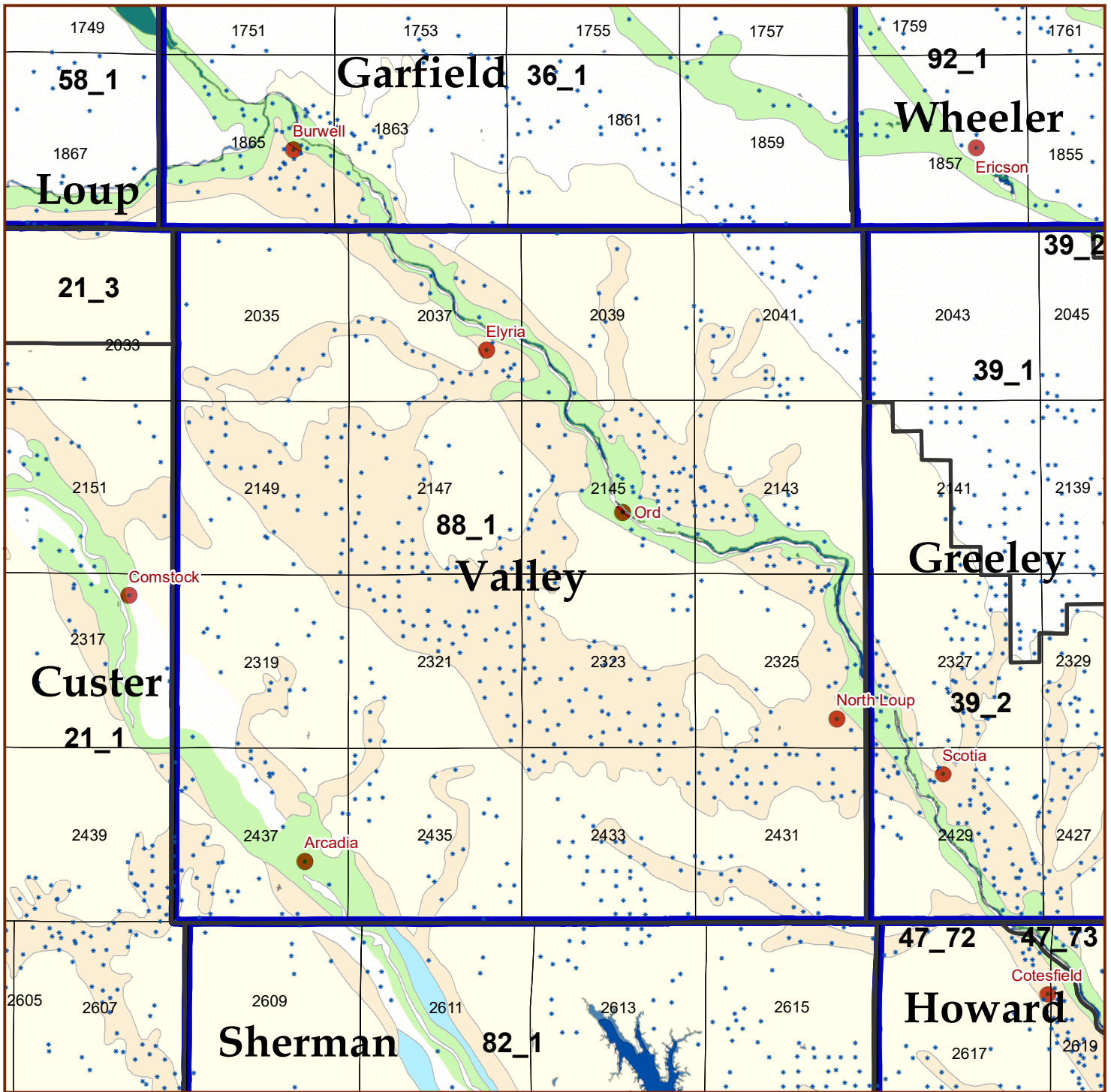
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Valley	1	1,330	1,330	1,210	1,206	1,210	1,207	835	866	<b>1,202</b>
Custer	1	868	1,060	1,012	755	1,014	880	n/a	1,017	<b>968</b>
Custer	3	744	825	754	752	743	613	n/a	734	<b>716</b>
Garfield	1	975	n/a	927	975	850	850	964	851	<b>884</b>
Wheeler	1	1,171	1,175	1,164	1,154	1,165	1,165	1,130	1,029	<b>1,163</b>
Greeley	1	1,100	1,100	1,100	1,090	1,075	1,075	n/a	1,077	<b>1,080</b>
Greeley	2	1,750	1,720	1,690	1,660	1,580	1,556	n/a	1,540	<b>1,669</b>
Sherman	1	1,495	1,495	1,435	1,435	1,305	n/a	n/a	1,062	<b>1,427</b>

County	Mkt Area	CRP	TIMBER	WASTE
Valley	1	1,221	1,266	325
Custer	1	1,543	n/a	50
Custer	3	1,115	n/a	50
Garfield	1	998	n/a	191
Wheeler	1	1,218	n/a	843
Greeley	1	1,217	n/a	400
Greeley	2	1,773	n/a	400
Sherman	1	1,530	n/a	90

Source: 2024 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.

CRP and TIMBER values are weighted averages from Schedule XIII, line 104 and 113.

# VALLEY COUNTY



## Legend

- County
- Market\_Area
- geocode
- Registered\_WellsDNR
- Federal Roads

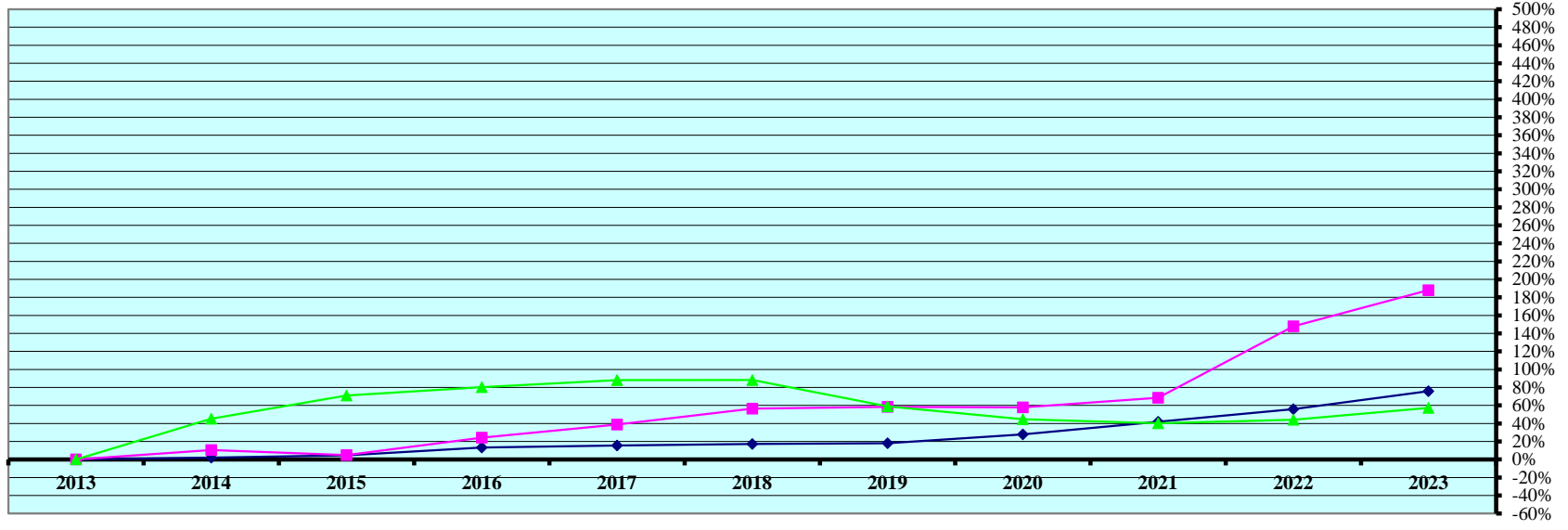
## Soils

### CLASS

- Excessive drained sandy soils formed in alluvium in valleys and eolian sand on uplands in sandhills
- Excessively drained sandy soils formed in eolian sands on uplands in sandhills
- Moderately well drained silty soils on uplands and in depressions formed in loess
- Well drained silty soils formed in loess on uplands
- Well drained silty soils formed in loess and alluvium on stream terraces
- Well to somewhat excessively drained loamy soils formed in weathered sandstone and eolian material on uplands
- Somewhat poorly drained soils formed in alluvium on bottom lands
- Moderately well drained silty soils with clay subsoils on uplands
- Lakes

**CHART 1 - REAL PROPERTY VALUATIONS - Cumulative % Change 2013 - 2023**

ResRec  
Comm&Indust  
Total Agland



Tax Year	Residential & Recreational <sup>(1)</sup>				Commercial & Industrial <sup>(1)</sup>				Total Agricultural Land <sup>(1)</sup>			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2013	92,177,415	-	-	-	31,872,910	-	-	-	417,825,915	-	-	-
2014	94,168,500	1,991,085	2.16%	2.16%	35,232,825	3,359,915	10.54%	10.54%	607,084,775	189,258,860	45.30%	45.30%
2015	96,398,580	2,230,080	2.37%	4.58%	33,459,855	-1,772,970	-5.03%	4.98%	714,592,100	107,507,325	17.71%	71.03%
2016	104,331,055	7,932,475	8.23%	13.19%	39,567,805	6,107,950	18.25%	24.14%	753,738,325	39,146,225	5.48%	80.40%
2017	106,572,500	2,241,445	2.15%	15.62%	44,233,135	4,665,330	11.79%	38.78%	786,379,290	32,640,965	4.33%	88.21%
2018	107,937,235	1,364,735	1.28%	17.10%	49,870,325	5,637,190	12.74%	56.47%	786,563,960	184,670	0.02%	88.25%
2019	108,791,460	854,225	0.79%	18.02%	50,514,955	644,630	1.29%	58.49%	664,191,935	-122,372,025	-15.56%	58.96%
2020	117,945,815	9,154,355	8.41%	27.96%	50,348,510	-166,445	-0.33%	57.97%	604,415,230	-59,776,705	-9.00%	44.66%
2021	130,904,100	12,958,285	10.99%	42.01%	53,681,130	3,332,620	6.62%	68.42%	586,152,245	-18,262,985	-3.02%	40.29%
2022	143,815,550	12,911,450	9.86%	56.02%	79,008,710	25,327,580	47.18%	147.89%	602,142,150	15,989,905	2.73%	44.11%
2023	162,105,870	18,290,320	12.72%	75.86%	91,823,085	12,814,375	16.22%	188.09%	656,971,065	54,828,915	9.11%	57.24%

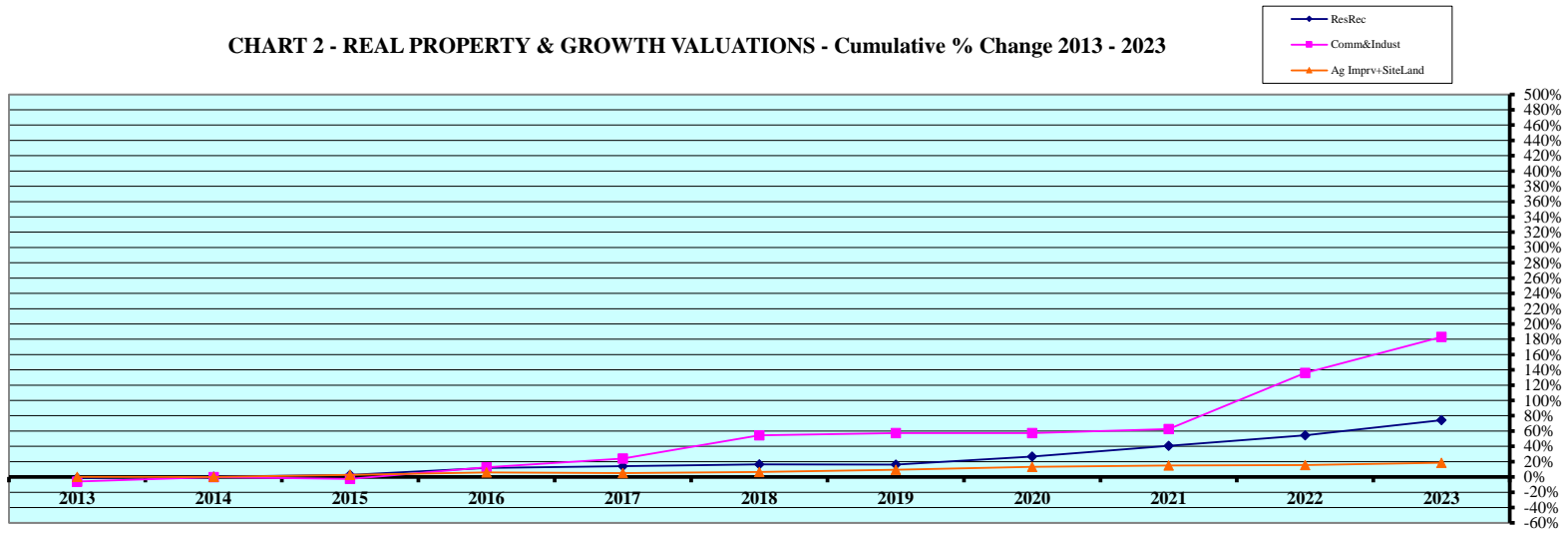
Rate Annual %chg: Residential & Recreational **5.81%** Commercial & Industrial **11.16%** Agricultural Land **4.63%**

Cnty# **88**  
County **VALLEY**

**CHART 1**

(1) Residential & Recreational excludes Agric. dwelling & farm home site land. Commercial & Industrial excludes minerals. Agricultural land includes irrigated, dry, grass, waste, & other agland, excludes farm site land.

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative % Change 2013 - 2023



Tax Year	Residential & Recreational <sup>(1)</sup>						Commercial & Industrial <sup>(1)</sup>					
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2013	92,177,415	1,312,625	1.42%	90,864,790	-	-1.42%	31,872,910	1,901,240	5.97%	29,971,670	-	-5.97%
2014	94,168,500	1,625,785	1.73%	92,542,715	0.40%	0.40%	35,232,825	3,433,545	9.75%	31,799,280	-0.23%	-0.23%
2015	96,398,580	1,777,180	1.84%	94,621,400	0.48%	2.65%	33,459,855	2,365,615	7.07%	31,094,240	-11.75%	-2.44%
2016	104,331,055	1,430,230	1.37%	102,900,825	6.75%	11.63%	39,567,805	3,650,545	9.23%	35,917,260	7.34%	12.69%
2017	106,572,500	1,451,460	1.36%	105,121,040	0.76%	14.04%	44,233,135	4,746,025	10.73%	39,487,110	-0.20%	23.89%
2018	107,937,235	635,800	0.59%	107,301,435	0.68%	16.41%	49,870,325	677,490	1.36%	49,192,835	11.21%	54.34%
2019	108,791,460	1,766,475	1.62%	107,024,985	-0.85%	16.11%	50,514,955	342,675	0.68%	50,172,280	0.61%	57.41%
2020	117,945,815	1,285,602	1.09%	116,660,213	7.23%	26.56%	50,348,510	165,785	0.33%	50,182,725	-0.66%	57.45%
2021	130,904,100	1,102,900	0.84%	129,801,200	10.05%	40.82%	53,681,130	1,828,090	3.41%	51,853,040	2.99%	62.69%
2022	143,815,550	1,439,865	1.00%	142,375,685	8.76%	54.46%	79,008,710	3,787,500	4.79%	75,221,210	40.13%	136.00%
2023	162,105,870	1,507,380	0.93%	160,598,490	11.67%	74.23%	91,823,085	1,616,745	1.76%	90,206,340	14.17%	183.02%
Rate Ann%chg	5.81%			Resid & Recreat w/o growth 4.59%			11.16%			C & I w/o growth 6.36%		

Tax Year	Ag Improvements & Site Land <sup>(1)</sup>							
	Agric. Dwelling & Homesite Value	Ag Outbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2013	35,880,560	21,121,390	57,001,950	1,908,315	3.35%	55,093,635	-	-
2014	36,771,375	23,080,210	59,851,585	2,861,035	4.78%	56,990,550	-0.02%	-0.02%
2015	36,299,835	23,788,380	60,088,215	1,622,855	2.70%	58,465,360	-2.32%	2.57%
2016	38,048,585	24,142,670	62,191,255	1,907,065	3.07%	60,284,190	0.33%	5.76%
2017	39,002,570	22,137,225	61,139,795	1,257,310	2.06%	59,882,485	-3.71%	5.05%
2018	39,387,515	23,338,410	62,725,925	2,076,120	3.31%	60,649,805	-0.80%	6.40%
2019	40,036,145	23,404,105	63,440,250	1,113,000	1.75%	62,327,250	-0.64%	9.34%
2020	41,656,040	24,590,285	66,246,325	1,784,770	2.69%	64,461,555	1.61%	13.09%
2021	40,916,440	25,183,450	66,099,890	606,020	0.92%	65,493,870	-1.14%	14.90%
2022	41,687,990	25,089,360	66,777,350	920,990	1.38%	65,856,360	-0.37%	15.53%
2023	41,999,950	26,883,780	68,883,730	1,288,910	1.87%	67,594,820	1.22%	18.58%
Rate Ann%chg	1.59%	2.44%	1.91%	Ag Imprv+Site w/o growth			-0.58%	

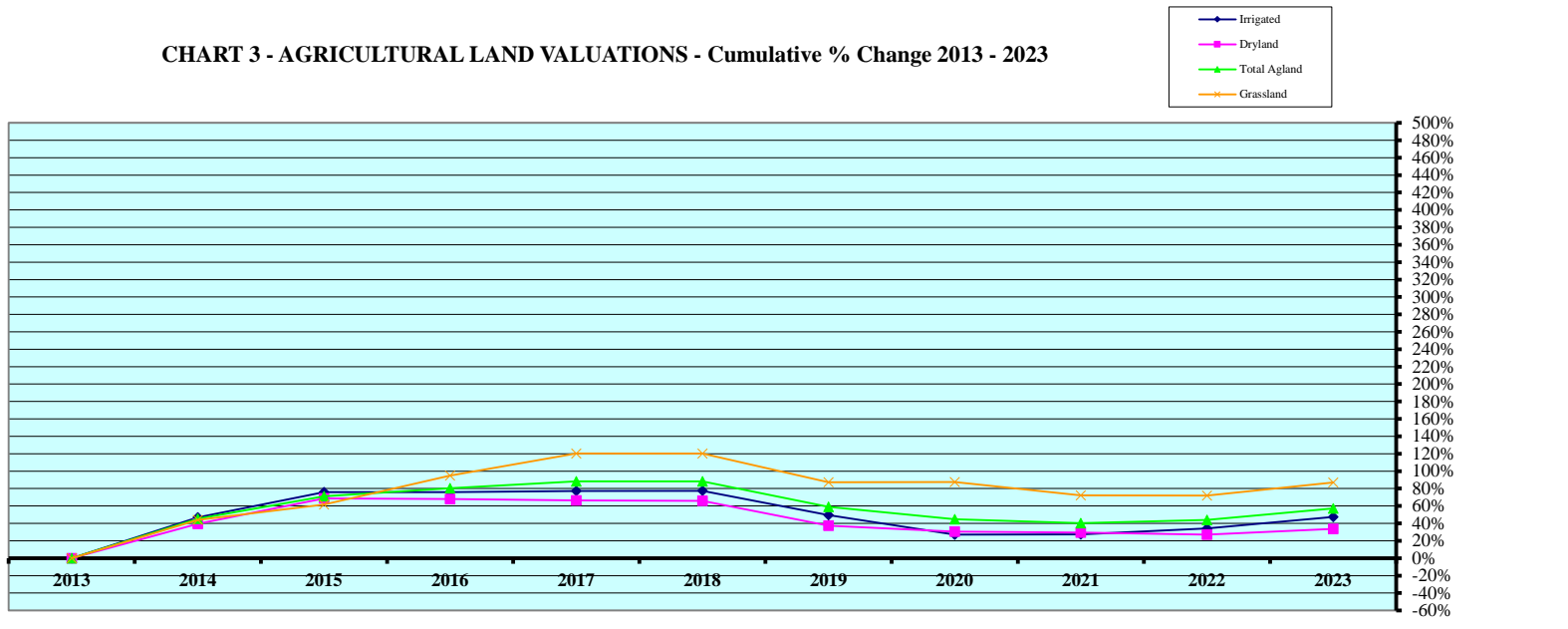
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property. Sources: Value; 2013 - 2023 CTL Growth Value; 2013 - 2023 Abstract of Asmnt Rpt. Prepared as of 12/29/2023

Cnty# 88  
County VALLEY

CHART 2

NE Dept. of Revenue, Property Assessment Division

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2013 - 2023



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2013	256,458,360	-	-	-	41,619,440	-	-	-	118,874,335	-	-	-
2014	376,906,105	120,447,745	46.97%	46.97%	58,031,425	16,411,985	39.43%	39.43%	171,273,960	52,399,625	44.08%	44.08%
2015	451,293,125	74,387,020	19.74%	75.97%	70,201,870	12,170,445	20.97%	68.68%	192,225,090	20,951,130	12.23%	61.70%
2016	451,385,315	92,190	0.02%	76.01%	69,929,035	-272,835	-0.39%	68.02%	231,553,215	39,328,125	20.46%	94.79%
2017	454,334,575	2,949,260	0.65%	77.16%	69,296,405	-632,630	-0.90%	66.50%	261,878,100	30,324,885	13.10%	120.30%
2018	454,858,950	524,375	0.12%	77.36%	69,043,165	-253,240	-0.37%	65.89%	261,792,930	-85,170	-0.03%	120.23%
2019	383,644,230	-71,214,720	-15.66%	49.59%	57,160,865	-11,882,300	-17.21%	37.34%	222,525,015	-39,267,915	-15.00%	87.19%
2020	326,179,685	-57,464,545	-14.98%	27.19%	54,350,065	-2,810,800	-4.92%	30.59%	223,024,350	499,335	0.22%	87.61%
2021	326,641,275	461,590	0.14%	27.37%	53,891,970	-458,095	-0.84%	29.49%	204,763,350	-18,261,000	-8.19%	72.25%
2022	344,143,735	17,502,460	5.36%	34.19%	52,873,820	-1,018,150	-1.89%	27.04%	204,263,520	-499,830	-0.24%	71.83%
2023	378,185,805	34,042,070	9.89%	47.46%	55,677,615	2,803,795	5.30%	33.78%	222,176,990	17,913,470	8.77%	86.90%

Rate Ann.%chg: Irrigated **3.96%** Dryland **2.95%** Grassland **6.45%**

Tax Year	Waste Land <sup>(1)</sup>				Other Agland <sup>(1)</sup>				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2013	741,965	-	-	-	131,815	-	-	-	417,825,915	-	-	-
2014	741,465	-500	-0.07%	-0.07%	131,820	5	0.00%	0.00%	607,084,775	189,258,860	45.30%	45.30%
2015	740,200	-1,265	-0.17%	-0.24%	131,815	-5	0.00%	0.00%	714,592,100	107,507,325	17.71%	71.03%
2016	740,040	-160	-0.02%	-0.26%	130,720	-1,095	-0.83%	-0.83%	753,738,325	39,146,225	5.48%	80.40%
2017	744,175	4,135	0.56%	0.30%	126,035	-4,685	-3.58%	-4.38%	786,379,290	32,640,965	4.33%	88.21%
2018	742,870	-1,305	-0.18%	0.12%	126,045	10	0.01%	-4.38%	786,563,960	184,670	0.02%	88.25%
2019	735,790	-7,080	-0.95%	-0.83%	126,035	-10	-0.01%	-4.38%	664,191,935	-122,372,025	-15.56%	58.96%
2020	721,555	-14,235	-1.93%	-2.75%	139,575	13,540	10.74%	5.89%	604,415,230	-59,776,705	-9.00%	44.66%
2021	716,075	-5,480	-0.76%	-3.49%	139,575	0	0.00%	5.89%	586,152,245	-18,262,985	-3.02%	40.29%
2022	719,735	3,660	0.51%	-3.00%	141,340	1,765	1.26%	7.23%	602,142,150	15,989,905	2.73%	44.11%
2023	776,870	57,135	7.94%	4.70%	153,785	12,445	8.81%	16.67%	656,971,065	54,828,915	9.11%	57.24%

Cnty# **88**  
County **VALLEY**

Rate Ann.%chg: Total Agric Land **4.63%**



CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2013 - 2023 (from County Abstract Reports)(1)

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2013	255,736,865	101,152	2,528			42,074,485	34,369	1,224			118,920,190	207,070	574		
2014	376,899,150	101,869	3,700	46.34%	46.34%	58,036,745	33,953	1,709	39.63%	39.63%	171,289,965	206,641	829	44.34%	44.34%
2015	451,364,635	102,310	4,412	19.24%	74.50%	70,258,630	33,514	2,096	22.65%	71.25%	192,223,990	206,549	931	12.27%	62.05%
2016	451,284,830	102,302	4,411	-0.01%	74.48%	69,929,790	33,358	2,096	0.00%	71.24%	231,934,700	206,523	1,123	20.67%	95.55%
2017	452,561,285	102,595	4,411	0.00%	74.47%	69,461,545	33,136	2,096	-0.01%	71.23%	261,661,890	206,389	1,268	12.89%	120.76%
2018	454,305,370	102,997	4,411	-0.01%	74.46%	69,183,690	33,004	2,096	0.00%	71.23%	261,893,915	206,567	1,268	0.00%	120.76%
2019	383,270,790	103,200	3,714	-15.80%	46.90%	57,254,280	32,128	1,782	-14.99%	45.57%	222,589,455	207,075	1,075	-15.22%	87.17%
2020	330,973,170	103,555	3,196	-13.94%	26.42%	54,302,810	32,041	1,695	-4.90%	38.44%	222,850,015	206,744	1,078	0.28%	87.69%
2021	326,019,140	103,344	3,155	-1.30%	24.78%	54,155,395	31,954	1,695	0.00%	38.44%	204,863,360	206,661	991	-8.03%	72.61%
2022	344,143,735	104,558	3,291	4.33%	30.19%	52,873,820	31,207	1,694	-0.03%	38.40%	204,261,320	206,070	991	-0.01%	72.60%
2023	378,328,410	105,550	3,584	8.90%	41.77%	55,557,650	30,667	1,812	6.93%	47.99%	222,219,775	205,677	1,080	9.00%	88.13%

Rate Annual %chg Average Value/Acre: 3.55% 4.00% 6.52%

Tax Year	WASTE LAND (2)					OTHER AGLAND (2)					TOTAL AGRICULTURAL LAND (1)				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2013	741,965	2,964	250			127,525	682	187			417,601,030	346,238	1,206		
2014	741,715	2,963	250	0.00%	0.00%	127,525	846	151	-19.31%	-19.31%	607,095,100	346,271	1,753	45.36%	45.36%
2015	740,215	2,957	250	0.00%	0.00%	127,525	846	151	0.00%	-19.31%	714,714,995	346,176	2,065	17.76%	71.18%
2016	740,040	2,956	250	0.00%	0.00%	127,525	846	151	0.00%	-19.31%	754,016,885	345,985	2,179	5.56%	80.69%
2017	739,490	2,954	250	0.00%	0.00%	127,525	851	150	-0.62%	-19.80%	784,551,735	345,926	2,268	4.07%	88.04%
2018	742,870	2,957	251	0.34%	0.35%	122,840	842	146	-2.70%	-21.97%	786,248,685	346,368	2,270	0.09%	88.21%
2019	736,290	2,931	251	0.00%	0.35%	122,840	842	146	0.00%	-21.97%	663,973,655	346,176	1,918	-15.50%	59.03%
2020	733,995	2,922	251	0.00%	0.35%	122,840	842	146	0.00%	-21.97%	608,982,830	346,104	1,760	-8.26%	45.88%
2021	721,080	2,884	250	-0.47%	-0.12%	139,575	291	480	229.44%	157.07%	585,898,550	345,134	1,698	-3.52%	40.75%
2022	707,235	2,829	250	0.00%	-0.12%	141,340	294	481	0.15%	157.47%	602,127,450	344,958	1,746	2.82%	44.72%
2023	776,870	2,877	270	7.99%	7.86%	153,785	294	523	8.81%	180.13%	657,036,490	345,066	1,904	9.08%	57.87%

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VALLEY

Rate Annual %chg Average Value/Acre: 4.67%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2013 - 2023 County Abstract Reports  
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 12/29/2023

CHART 4

CHART 5 - 2023 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
4,059	VALLEY	81,135,666	7,778,277	12,546,031	162,105,870	43,860,030	47,963,055	0	656,971,065	41,999,950	26,883,780	0	1,081,243,724
cnty sectorvalue % of total value:		7.50%	0.72%	1.16%	14.99%	4.06%	4.44%		60.76%	3.88%	2.49%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
283	ARCADIA	1,040,565	440,005	39,943	12,860,895	2,695,735	0	0	0	0	0	0	17,077,143
6.97%	%sector of county sector	1.28%	5.66%	0.32%	7.93%	6.15%							1.58%
	%sector of municipality	6.09%	2.58%	0.23%	75.31%	15.79%							100.00%
50	ELYRIA	82,733	34,667	3,278	3,088,980	374,865	0	0	0	0	0	0	3,584,523
1.23%	%sector of county sector	0.10%	0.45%	0.03%	1.91%	0.85%							0.33%
	%sector of municipality	2.31%	0.97%	0.09%	86.18%	10.46%							100.00%
254	NORTH LOUP	1,192,595	498,932	514,517	6,662,055	4,292,420	207,980	0	0	0	0	0	13,368,499
6.26%	%sector of county sector	1.47%	6.41%	4.10%	4.11%	9.79%	0.43%						1.24%
	%sector of municipality	8.92%	3.73%	3.85%	49.83%	32.11%	1.56%						100.00%
2,113	ORD	34,093,527	2,239,804	1,535,978	96,217,200	31,497,105	45,479,360	0	0	0	0	0	211,062,974
52.06%	%sector of county sector	42.02%	28.80%	12.24%	59.35%	71.81%	94.82%						19.52%
	%sector of municipality	16.15%	1.06%	0.73%	45.59%	14.92%	21.55%						100.00%
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
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	%sector of municipality												
2,701	Total Municipalities	36,409,421	3,213,408	2,093,716	118,829,133	38,860,127	45,687,341	0	0	0	0	0	245,093,143
66.54%	%all municip.sectors of cnty	44.87%	41.31%	16.69%	73.30%	88.60%	95.26%						22.67%

<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 4,509</b>	<b>Value : 1,133,979,735</b>	<b>Growth 7,494,880</b>	<b>Sum Lines 17, 25, &amp; 41</b>
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>01. Res UnImp Land</b>	214	1,851,215	67	1,265,525	158	3,897,010	439	7,013,750	
<b>02. Res Improve Land</b>	1,305	8,902,060	50	792,420	134	2,301,225	1,489	11,995,705	
<b>03. Res Improvements</b>	1,313	122,424,330	64	8,363,575	167	28,521,740	1,544	159,309,645	
<b>04. Res Total</b>	1,527	133,177,605	131	10,421,520	325	34,719,975	1,983	178,319,100	2,528,255
<b>% of Res Total</b>	77.00	74.68	6.61	5.84	16.39	19.47	43.98	15.73	33.73
<b>05. Com UnImp Land</b>	59	239,705	9	123,340	11	155,350	79	518,395	
<b>06. Com Improve Land</b>	226	2,001,115	7	112,430	6	378,495	239	2,492,040	
<b>07. Com Improvements</b>	231	42,649,065	8	3,092,920	13	3,999,175	252	49,741,160	
<b>08. Com Total</b>	290	44,889,885	17	3,328,690	24	4,533,020	331	52,751,595	3,664,105
<b>% of Com Total</b>	87.61	85.10	5.14	6.31	7.25	8.59	7.34	4.65	48.89
<b>09. Ind UnImp Land</b>	18	135,625	3	44,245	0	0	21	179,870	
<b>10. Ind Improve Land</b>	20	326,545	1	136,200	2	1,204,360	23	1,667,105	
<b>11. Ind Improvements</b>	20	13,523,270	0	0	3	28,705,660	23	42,228,930	
<b>12. Ind Total</b>	38	13,985,440	3	180,445	3	29,910,020	44	44,075,905	0
<b>% of Ind Total</b>	86.36	31.73	6.82	0.41	6.82	67.86	0.98	3.89	0.00
<b>13. Rec UnImp Land</b>	0	0	0	0	0	0	0	0	
<b>14. Rec Improve Land</b>	0	0	0	0	0	0	0	0	
<b>15. Rec Improvements</b>	0	0	0	0	0	0	0	0	
<b>16. Rec Total</b>	0	0	0	0	0	0	0	0	0
<b>% of Rec Total</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Res &amp; Rec Total</b>	1,527	133,177,605	131	10,421,520	325	34,719,975	1,983	178,319,100	2,528,255
<b>% of Res &amp; Rec Total</b>	77.00	74.68	6.61	5.84	16.39	19.47	43.98	15.73	33.73
<b>Com &amp; Ind Total</b>	328	58,875,325	20	3,509,135	27	34,443,040	375	96,827,500	3,664,105
<b>% of Com &amp; Ind Total</b>	87.47	60.80	5.33	3.62	7.20	35.57	8.32	8.54	48.89
<b>17. Taxable Total</b>	1,855	192,052,930	151	13,930,655	352	69,163,015	2,358	275,146,600	6,192,360
<b>% of Taxable Total</b>	78.67	69.80	6.40	5.06	14.93	25.14	52.30	24.26	82.62

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	86	2,365,935	1,070,820	0	0	0
19. Commercial	14	2,809,190	6,185,280	0	0	0
20. Industrial	2	58,335	4,479,960	1	136,200	6,579,435
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	86	2,365,935	1,070,820
19. Commercial	0	0	0	14	2,809,190	6,185,280
20. Industrial	0	0	0	3	194,535	11,059,395
21. Other	0	0	0	0	0	0
22. Total Sch II				103	5,369,660	18,315,495

Schedule III : Mineral Interest Records

Mineral Interest	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
23. Producing	0	0	0	0	0	0	0	0	0
24. Non-Producing	0	0	0	0	0	0	0	0	0
25. Total	0	0	0	0	0	0	0	0	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	197	34	243	474

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	95	21,596,435	1,352	458,994,530	1,447	480,590,965
28. Ag-Improved Land	0	0	68	16,614,005	604	303,994,965	672	320,608,970
29. Ag Improvements	0	0	69	6,509,820	635	51,123,380	704	57,633,200

30. Ag Total				2,151	858,833,135
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	53	54.00	810,000	
33. HomeSite Improvements	0	0.00	0	53	0.00	4,653,820	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	16	25.99	143,475	
36. FarmSite Improv Land	0	0.00	0	61	183.32	547,045	
37. FarmSite Improvements	0	0.00	0	65	0.00	1,856,000	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	116	238.35	0	
40. Other- Non Ag Use	0	0.00	0	2	91.90	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	21	21.00	315,000	21	21.00	315,000	
32. HomeSite Improv Land	353	373.00	5,595,000	406	427.00	6,405,000	
33. HomeSite Improvements	365	0.00	33,816,310	418	0.00	38,470,130	14,180
34. HomeSite Total				<b>439</b>	<b>448.00</b>	<b>45,190,130</b>	
35. FarmSite UnImp Land	137	166.85	1,154,515	153	192.84	1,297,990	
36. FarmSite Improv Land	564	1,193.00	4,966,050	625	1,376.32	5,513,095	
37. FarmSite Improvements	613	0.00	17,307,070	678	0.00	19,163,070	1,288,340
38. FarmSite Total				<b>831</b>	<b>1,569.16</b>	<b>25,974,155</b>	
39. Road & Ditches	1,471	4,771.18	0	1,587	5,009.53	0	
40. Other- Non Ag Use	11	746.25	320,805	13	838.15	320,805	
41. Total Section VI				<b>1,270</b>	<b>7,864.84</b>	<b>71,485,090</b>	<b>1,302,520</b>

Schedule VII : Agricultural Records :Ag Land Detail - Game & Parks

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. Market Value	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. Market Value	0	0	0	0	0	0

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	22,465.76	21.24%	111,205,530	23.47%	4,950.00
46. 1A	26,979.70	25.51%	133,549,590	28.19%	4,950.00
47. 2A1	7,757.72	7.33%	38,400,750	8.11%	4,950.00
48. 2A	17,558.11	16.60%	74,709,820	15.77%	4,255.00
49. 3A1	1,799.04	1.70%	7,241,200	1.53%	4,025.04
50. 3A	10,657.98	10.08%	42,899,020	9.05%	4,025.06
51. 4A1	2,955.68	2.79%	10,477,930	2.21%	3,545.02
52. 4A	15,592.78	14.74%	55,276,850	11.67%	3,545.03
53. Total	105,766.77	100.00%	473,760,690	100.00%	4,479.30
<b>Dry</b>					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	7,917.98	25.96%	17,380,255	26.65%	2,195.04
56. 2D1	2,337.08	7.66%	5,129,950	7.87%	2,195.03
57. 2D	5,698.96	18.68%	12,509,420	19.18%	2,195.04
58. 3D1	401.95	1.32%	866,205	1.33%	2,155.01
59. 3D	5,194.38	17.03%	11,194,025	17.17%	2,155.03
60. 4D1	905.39	2.97%	1,951,105	2.99%	2,154.99
61. 4D	8,046.81	26.38%	16,173,950	24.80%	2,009.98
62. Total	30,502.55	100.00%	65,204,910	100.00%	2,137.69
<b>Grass</b>					
63. 1G1	17,968.01	8.74%	23,897,530	9.66%	1,330.00
64. 1G	318.40	0.15%	423,485	0.17%	1,330.04
65. 2G1	70,917.35	34.49%	85,809,715	34.70%	1,210.00
66. 2G	35,715.82	17.37%	43,056,455	17.41%	1,205.53
67. 3G1	8,902.03	4.33%	10,771,450	4.36%	1,210.00
68. 3G	62,312.80	30.31%	75,209,875	30.42%	1,206.97
69. 4G1	4,060.69	1.97%	3,390,715	1.37%	835.01
70. 4G	5,421.59	2.64%	4,703,020	1.90%	867.46
71. Total	205,616.69	100.00%	247,262,245	100.00%	1,202.54
<b>Irrigated Total</b>					
	105,766.77	30.65%	473,760,690	60.17%	4,479.30
<b>Dry Total</b>					
	30,502.55	8.84%	65,204,910	8.28%	2,137.69
<b>Grass Total</b>					
	205,616.69	59.59%	247,262,245	31.40%	1,202.54
72. Waste	2,877.25	0.83%	935,265	0.12%	325.06
73. Other	293.78	0.09%	184,935	0.02%	629.50
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	345,057.04	100.00%	787,348,045	100.00%	2,281.79

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	0.00	0	6,198.91	27,981,505	99,567.86	445,779,185	105,766.77	473,760,690
<b>77. Dry Land</b>	0.00	0	813.51	1,731,455	29,689.04	63,473,455	30,502.55	65,204,910
<b>78. Grass</b>	0.00	0	5,474.43	6,888,830	200,142.26	240,373,415	205,616.69	247,262,245
<b>79. Waste</b>	0.00	0	296.31	96,310	2,580.94	838,955	2,877.25	935,265
<b>80. Other</b>	0.00	0	18.10	11,820	275.68	173,115	293.78	184,935
<b>81. Exempt</b>	0.00	0	0.00	0	0.00	0	0.00	0
<b>82. Total</b>	<b>0.00</b>	<b>0</b>	<b>12,801.26</b>	<b>36,709,920</b>	<b>332,255.78</b>	<b>750,638,125</b>	<b>345,057.04</b>	<b>787,348,045</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	105,766.77	30.65%	473,760,690	60.17%	4,479.30
<b>Dry Land</b>	30,502.55	8.84%	65,204,910	8.28%	2,137.69
<b>Grass</b>	205,616.69	59.59%	247,262,245	31.40%	1,202.54
<b>Waste</b>	2,877.25	0.83%	935,265	0.12%	325.06
<b>Other</b>	293.78	0.09%	184,935	0.02%	629.50
<b>Exempt</b>	0.00	0.00%	0	0.00%	0.00
<b>Total</b>	<b>345,057.04</b>	<b>100.00%</b>	<b>787,348,045</b>	<b>100.00%</b>	<b>2,281.79</b>



Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 N/a Or Error	3	30,405	2	25,005	5	532,365	8	587,775	91,270
83.2 Arcadia	44	445,620	173	789,695	173	11,529,875	217	12,765,190	101,405
83.3 Elyria	17	303,225	35	183,285	35	2,657,760	52	3,144,270	0
83.4 North Loup	42	189,745	167	452,990	162	6,050,680	204	6,693,415	23,420
83.5 Ord	110	898,695	929	7,466,085	941	102,061,725	1,051	110,426,505	641,785
83.6 Rural	157	3,886,895	134	2,302,080	165	28,199,065	322	34,388,040	1,669,875
83.7 Suburban	66	1,259,165	49	776,565	63	8,278,175	129	10,313,905	500
84 Residential Total	439	7,013,750	1,489	11,995,705	1,544	159,309,645	1,983	178,319,100	2,528,255

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u> <u>I</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1 Arcadia	16	33,680	34	56,130	36	3,092,715	52	3,182,525	2,000
85.2 Elyria	3	5,110	7	32,000	7	478,585	10	515,695	0
85.3 North Loup	15	41,735	33	153,125	33	4,576,130	48	4,770,990	206,065
85.4 Ord	44	312,375	173	3,259,935	176	73,402,350	220	76,974,660	1,331,725
85.5 Rural	12	175,090	7	514,695	14	6,277,865	26	6,967,650	15,635
85.6 Suburban	10	130,275	8	143,260	9	4,142,445	19	4,415,980	2,108,680
86 Commercial Total	100	698,265	262	4,159,145	275	91,970,090	375	96,827,500	3,664,105

Schedule XIII : Agricultural Records : Grass Land Detail By Market Area

Market Area 1

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	17,582.65	8.63%	23,384,990	9.55%	1,330.00
88. 1G	298.00	0.15%	396,355	0.16%	1,330.05
89. 2G1	69,765.64	34.26%	84,416,170	34.48%	1,210.00
90. 2G	35,658.07	17.51%	42,986,575	17.56%	1,205.52
91. 3G1	8,854.33	4.35%	10,713,735	4.38%	1,210.00
92. 3G	62,030.80	30.46%	74,868,650	30.58%	1,206.96
93. 4G1	4,060.69	1.99%	3,390,715	1.38%	835.01
94. 4G	5,402.79	2.65%	4,680,270	1.91%	866.27
95. Total	203,652.97	100.00%	244,837,460	100.00%	1,202.23
<b>CRP</b>					
96. 1C1	106.91	7.85%	142,195	8.55%	1,330.04
97. 1C	19.40	1.43%	25,800	1.55%	1,329.90
98. 2C1	1,108.37	81.42%	1,341,105	80.68%	1,209.98
99. 2C	54.55	4.01%	66,010	3.97%	1,210.08
100. 3C1	46.00	3.38%	55,660	3.35%	1,210.00
101. 3C	12.10	0.89%	14,645	0.88%	1,210.33
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	14.00	1.03%	16,940	1.02%	1,210.00
104. Total	1,361.33	100.00%	1,662,355	100.00%	1,221.13
<b>Timber</b>					
105. 1T1	278.45	46.22%	370,345	48.57%	1,330.02
106. 1T	1.00	0.17%	1,330	0.17%	1,330.00
107. 2T1	43.34	7.19%	52,440	6.88%	1,209.97
108. 2T	3.20	0.53%	3,870	0.51%	1,209.38
109. 3T1	1.70	0.28%	2,055	0.27%	1,208.82
110. 3T	269.90	44.80%	326,580	42.83%	1,210.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	4.80	0.80%	5,810	0.76%	1,210.42
113. Total	602.39	100.00%	762,430	100.00%	1,265.68
<hr/>					
Grass Total	203,652.97	99.04%	244,837,460	99.02%	1,202.23
CRP Total	1,361.33	0.66%	1,662,355	0.67%	1,221.13
Timber Total	602.39	0.29%	762,430	0.31%	1,265.68
<hr/>					
114. Market Area Total	205,616.69	100.00%	247,262,245	100.00%	1,202.54

**2024 County Abstract of Assessment for Real Property, Form 45  
Compared with the 2023 Certificate of Taxes Levied Report (CTL)**

88 Valley

	2023 CTL County Total	2024 Form 45 County Total	Value Difference (2024 form 45 - 2023 CTL)	Percent Change	2024 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	162,105,870	178,319,100	16,213,230	10.00%	2,528,255	8.44%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	41,999,950	45,190,130	3,190,180	7.60%	14,180	7.56%
<b>04. Total Residential (sum lines 1-3)</b>	<b>204,105,820</b>	<b>223,509,230</b>	<b>19,403,410</b>	<b>9.51%</b>	<b>2,542,435</b>	<b>8.26%</b>
05. Commercial	43,860,030	52,751,595	8,891,565	20.27%	3,664,105	11.92%
06. Industrial	47,963,055	44,075,905	-3,887,150	-8.10%	0	-8.10%
<b>07. Total Commercial (sum lines 5-6)</b>	<b>91,823,085</b>	<b>96,827,500</b>	<b>5,004,415</b>	<b>5.45%</b>	<b>3,664,105</b>	<b>1.46%</b>
08. Ag-Farmsite Land, Outbuildings	26,562,975	25,974,155	-588,820	-2.22%	1,288,340	-7.07%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	320,805	320,805	0	0.00%		
<b>11. Total Non-Agland (sum lines 8-10)</b>	<b>26,883,780</b>	<b>26,294,960</b>	<b>-588,820</b>	<b>-2.19%</b>	<b>1,288,340</b>	<b>-6.98%</b>
12. Irrigated	378,185,805	473,760,690	95,574,885	25.27%		
13. Dryland	55,677,615	65,204,910	9,527,295	17.11%		
14. Grassland	222,176,990	247,262,245	25,085,255	11.29%		
15. Wasteland	776,870	935,265	158,395	20.39%		
16. Other Agland	153,785	184,935	31,150	20.26%		
<b>17. Total Agricultural Land</b>	<b>656,971,065</b>	<b>787,348,045</b>	<b>130,376,980</b>	<b>19.85%</b>		
<b>18. Total Value of all Real Property</b> (Locally Assessed)	<b>979,783,750</b>	<b>1,133,979,735</b>	<b>154,195,985</b>	<b>15.74%</b>	<b>7,494,880</b>	<b>14.97%</b>

## 2024 Assessment Survey for Valley County

### A. Staffing and Funding Information

<b>1.</b>	<b>Deputy(ies) on staff:</b>
	One
<b>2.</b>	<b>Appraiser(s) on staff:</b>
	None
<b>3.</b>	<b>Other full-time employees:</b>
	One
<b>4.</b>	<b>Other part-time employees:</b>
	One
<b>5.</b>	<b>Number of shared employees:</b>
	None
<b>6.</b>	<b>Assessor's requested budget for current fiscal year:</b>
	\$230,790
<b>7.</b>	<b>Adopted budget, or granted budget if different from above:</b>
	same as above
<b>8.</b>	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	\$41,038
<b>9.</b>	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	N/A
<b>10.</b>	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	\$12,730 is for maintenance and licensing for GIS and website. The CAMA system comes from the general budget not from assessors budget.
<b>11.</b>	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$2,000
<b>12.</b>	<b>Amount of last year's assessor's budget not used:</b>
	\$15,110

## B. Computer, Automation Information and GIS

1.	<b>Administrative software:</b>
	MIPS
2.	<b>CAMA software:</b>
	MIPS
3.	<b>Personal Property software:</b>
	MIPS
4.	<b>Are cadastral maps currently being used?</b>
	No
5.	<b>If so, who maintains the Cadastral Maps?</b>
	N/A
6.	<b>Does the county have GIS software?</b>
	Yes
7.	<b>Is GIS available to the public? If so, what is the web address?</b>
	Yes – <a href="https://valley.gworks.com/">https://valley.gworks.com/</a>
8.	<b>Who maintains the GIS software and maps?</b>
	gWorks
9.	<b>What type of aerial imagery is used in the cyclical review of properties?</b>
	GIS aerial imagery
10.	<b>When was the aerial imagery last updated?</b>
	2023

## C. Zoning Information

1.	<b>Does the county have zoning?</b>
	Yes
2.	<b>If so, is the zoning countywide?</b>
	Yes

<b>3.</b>	<b>What municipalities in the county are zoned?</b>
	Ord, North Loup, Arcadia and Elyria
<b>4.</b>	<b>When was zoning implemented?</b>
	1999

#### **D. Contracted Services**

<b>1.</b>	<b>Appraisal Services:</b>
	Lake Mac Assessment and Stanard Appraisal
<b>2.</b>	<b>GIS Services:</b>
	gWorks
<b>3.</b>	<b>Other services:</b>
	None

#### **E. Appraisal /Listing Services**

<b>1.</b>	<b>List any outside appraisal or listing services employed by the county for the current assessment year</b>
	Lake Mac Assessment for residential work and Stanard Appraisal for commercial reevaluation.
<b>2.</b>	<b>If so, is the appraisal or listing service performed under contract?</b>
	Yes
<b>3.</b>	<b>What appraisal certifications or qualifications does the County require?</b>
	Meet the qualifications of the NE Real Property Appraiser Board.
<b>4.</b>	<b>Have the existing contracts been approved by the PTA?</b>
	Yes
<b>5.</b>	<b>Does the appraisal or listing service providers establish assessed values for the county?</b>
	When they're used they provide a value subject to the county assessor's opinion.

## 2024 Residential Assessment Survey for Valley County

<b>1.</b>	<b>Valuation data collection done by:</b>																
	Assessor and staff																
<b>2.</b>	<b>List the valuation group recognized by the County and describe the unique characteristics of each:</b>																
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Group</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Arcadia – is located in the southwest corner of the county and has a population of approximately 311. The town consists of a public school system, grocery store, post office, bank, lumber yard store, welding shop, public library, and bar/grill.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Elyria- is located on HWY 11 in the northern part of the county and has a population of approximately 51. The town consists of a bar/grill and a greenhouse.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>North Loup- is located on HWY 22 in the southeast part of the county and has a population of approximately 297. The town consists of a convenience store/gas station, café, crop insurance business, bank and public library.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Ord- is located in the center of the county on junction of HWY’s 11 and 70. The population is approximately 2,112. K-12 Public School system. The town is a very progressive town with a variety of jobs, services, and goods that make living in it desirable.</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Rural- The rural area in Valley County consists of all properties not located within any of the towns/villages, as well as all properties located outside of the limits of an incorporated city or village, but within the legal jurisdiction of an incorporated city or village.</td> </tr> <tr> <td style="text-align: center;">AG DW</td> <td>Agricultural Dwellings</td> </tr> <tr> <td style="text-align: center;">AG OB</td> <td>Agricultural Outbuildings</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Arcadia – is located in the southwest corner of the county and has a population of approximately 311. The town consists of a public school system, grocery store, post office, bank, lumber yard store, welding shop, public library, and bar/grill.	2	Elyria- is located on HWY 11 in the northern part of the county and has a population of approximately 51. The town consists of a bar/grill and a greenhouse.	3	North Loup- is located on HWY 22 in the southeast part of the county and has a population of approximately 297. The town consists of a convenience store/gas station, café, crop insurance business, bank and public library.	4	Ord- is located in the center of the county on junction of HWY’s 11 and 70. The population is approximately 2,112. K-12 Public School system. The town is a very progressive town with a variety of jobs, services, and goods that make living in it desirable.	5	Rural- The rural area in Valley County consists of all properties not located within any of the towns/villages, as well as all properties located outside of the limits of an incorporated city or village, but within the legal jurisdiction of an incorporated city or village.	AG DW	Agricultural Dwellings	AG OB	Agricultural Outbuildings
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AG OB	Agricultural Outbuildings																
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>																
	The Cost Approach is used as well as a market analysis of the qualified sales to estimate the market value of properties.																
<b>4.</b>	<b>For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?</b>																
	The county develops depreciation studies based on local market information.																
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.</b>																
	One deprecation table was developed based on the sales in Ord, however, each valuation groups economic is adjusted based on the market.																
<b>6.</b>	<b>Describe the methodology used to determine the residential lot values?</b>																
	The lot values were established by completing a sales study using a price per square foot analysis. Valuation Group 4 has three neighborhoods with different price per square foots.																



7.	<b>How are rural residential site values developed?</b>																																								
	These were developed by researching local costs for a well, septic and electricity at the time. As well as looking at surrounding counties site values.																																								
8.	<b>Are there form 191 applications on file?</b>																																								
	No																																								
9.	<b>Describe the methodology used to determine value for vacant lots being held for sale or resale?</b>																																								
	All lots are treated the same, currently there is no difference.																																								
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## 2024 Commercial Assessment Survey for Valley County

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<b>3a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>																		
	Unique properties are valued by the contract appraiser.																		
<b>4.</b>	<b>For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?</b>																		
	The county develops the depreciation studies based on local market information.																		
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.</b>																		
	Yes, with added economic depreciation to valuation group one.																		
<b>6.</b>	<b>Describe the methodology used to determine the commercial lot values.</b>																		
	The lot values were established by completing a sales study using a price per square foot analysis.																		
<b>7.</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Group</u></th> <th><u>Date of Depreciation Tables</u></th> <th><u>Date of Costing</u></th> <th><u>Date of Lot Value Study</u></th> <th><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">2023</td> <td style="text-align: center;">2023</td> <td style="text-align: center;">2017</td> <td style="text-align: center;">2023</td> </tr> <tr> <td style="text-align: center;">4</td> <td style="text-align: center;">2023</td> <td style="text-align: center;">2023</td> <td style="text-align: center;">2017</td> <td style="text-align: center;">2023</td> </tr> </tbody> </table>				<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>	1	2023	2023	2017	2023	4	2023	2023	2017	2023
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1	2023	2023	2017	2023															
4	2023	2023	2017	2023															

## 2024 Agricultural Assessment Survey for Valley County

<b>1.</b>	<b>Valuation data collection done by:</b>							
	County Assessor and Staff							
<b>2.</b>	<b>List each market area, and describe the location and the specific characteristics that make each unique.</b>							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Market Area</u></th> <th style="width: 65%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 20%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Soils, land use and geographic characteristics.</td> <td style="text-align: center;">2021-2022</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	Soils, land use and geographic characteristics.	2021-2022
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>						
1	Soils, land use and geographic characteristics.	2021-2022						
	In 2022 a letter was mailed to every agricultural land owner in four townships verifying land use.							
<b>3.</b>	<b>Describe the process used to determine and monitor market areas.</b>							
	Each year agricultural sales and characteristics are studied to see if the market is showing any trend that may say a market area or areas are needed.							
<b>4.</b>	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>							
	Residential is land directly associated with a residence, and is defined in Regulation 10.001.05A. Recreational land is defined according to Regulation 10.001.05E.							
<b>5.</b>	<b>Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?</b>							
	Yes							
<b>6.</b>	<b>What separate market analysis has been conducted where intensive use is identified in the county?</b>							
	The only intensive use identified in the county is feedlots. Those values were developed by Standard appraisal.							
<b>7.</b>	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>							
	WRP land is flat valued at \$1,465 per acre.							
<b>7a.</b>	<b>Are any other agricultural subclasses used? If yes, please explain.</b>							
	CRP and a sand spot adjustment is used.							
	<i><b><u>If your county has special value applications, please answer the following</u></b></i>							
<b>8a.</b>	<b>How many parcels have a special valuation application on file?</b>							
	None							
<b>8b.</b>	<b>What process was used to determine if non-agricultural influences exist in the county?</b>							
	N/A							

	<b><u>If your county recognizes a special value, please answer the following</u></b>
<b>8c.</b>	<b>Describe the non-agricultural influences recognized within the county.</b>
	N/A
<b>8d.</b>	<b>Where is the influenced area located within the county?</b>
	N/A
<b>8e.</b>	<b>Describe in detail how the special values were arrived at in the influenced area(s).</b>
	N/A

**Linda J. Waltman**  
**Valley County Assessor**  
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Ord, NE 68862  
(308) 728-5081  
Fax: (308) 730-8301

**2023**  
**Plan of Assessment**  
JULY 31, 2023

**Introduction:**

Required by Law. Pursuant to Section 77-1311, as amended by 2001 Neb. Laws LB 263, Section 9, the assessor shall submit a 3 Year Plan of Assessment to the County Board of Equalization on or before June 15, 2006, and every year thereafter. The Plan of Assessment shall be updated each year, on or before June 15th. This plan and any update is to examine the level of value, quality, and uniformity of assessment in the county and include any proposed actions to be taken for the following year for the purpose of assuring uniform and proportionate assessments of real property.

**Personnel Policy:**

Valley County has a Personnel Policy last revised in June, 2023.

**Personnel Count:**

The office is comprised of the County Assessor, two full-time clerks. One hourly clerk is employed to do certain assigned duties to help ease the work burden.

**Responsibilities:**

**Record Maintenance / Mapping – Reg. 10-004.03:**

The County Assessor has cadastral maps. The Cadastral Maps are circa 1965. The condition of the four books would best be described as Poor. New maps would be beneficial; however, I do not foresee such changes occurring due to financial restraints. We have a GIS mapping system and do not update the cadastral maps any longer, even though we do refer to them quite often.

**Property Record Cards – Reg 10-004:**

The County Assessor maintains both a computer ATR (Assessment Tax Record) / Appraisal record and a physical file folder. To the best of my knowledge, the rules and regulations are followed and include the required legal description, ownership, classification coding and all other pertinent information.

**Report Generation:**

This includes the Abstract of Assessment – Reg. 60-004.02 due March 19<sup>th</sup>, the Certificate of Valuation due August 20<sup>th</sup>, the School District Value Report due August 25<sup>th</sup>, the Certificate of Taxes Levied due December 1<sup>st</sup>, the Tax List Corrections- Reason (Reg. 10-0029A) and the generation of the Tax Roll to be delivered to the Treasurer by November 22<sup>nd</sup>.

**Filing for Homestead Exemption:**

All applications for Homestead Exemption and related forms are accepted per §77-3510 through §77-3528.

The full time clerks now oversees the daily administration of this program and provides verbal progress reports to the County Assessor. Courtesy correspondence is mass-mailed to all pre-printed form applicants and other individuals noted on a separate roster. Upon request from the applicant or agent thereof, applicable forms are mailed. Advertisements are posted in the local designated newspaper and other public relations acts may also occur. As a final courtesy, another correspondence is mailed approximately two weeks prior to the deadline to the remaining individuals to encourage their participation. The final weeks often illustrate the staff's diligent attempts to have complete success with the homestead exemption program.

For 2023 the county board did not vote to extend the deadline to July 20<sup>th</sup> under §77-3512.

The Department of Revenue count for Homestead Exemption for 2022 was 212 applications approved. Form 458S exempted \$13,800,440 in valuation and the tax loss was \$260,232.42.

**Filing for Personal Property:**

As per Reg. 20 and applicable statutes. Staff oversees the daily administration of personal property and provides County Assessor with verbal progress reports. Local addresses are abstracted from the first mass mailing of personal property forms in January to reduce costs. Schedules that bear out-of-county/state addresses are mailed in February. Advertisements are placed in the local newspaper to attract public awareness. A mass mailing of all remaining schedules / correspondence occurs by the end of March. Due to the high cost of postage we no longer mail courtesy reminders. After May 1<sup>st</sup> we mail out schedules that haven't been filed with the 10% penalty information & encourage them to file prior to July 1<sup>st</sup> to avoid a 25% penalty. .

**Real Estate:**

**Real Property:**                      **Level of Value:**  
2023 Level of Value for Residential is 96%; quality of assessment is acceptable. Commercial at 100%, quality of assessment is acceptable. Agricultural Land at 73%, quality of assessment is acceptable.  
TERC ORDER 2023 Statistics dated 05/12/2023 read as follows:

<b>Residential:</b>	# Sales	Median	COD (Median)	PRD
Qualified	116	96	29.82	119.00
<b>Commercial</b>				
Qualified	19	100	26.37	112.01
<b>Agricultural Unimproved</b>				
Qualified	50	73	22.58	110.31

**Residential:** The city and villages are reviewed within a 6 year cycle. Pickup work is done yearly using permits filed. All improvements are on M&S pricing for 06/2020, with lot values and a depreciation study done.

**Commercial:** Sales properties are reviewed and questionnaire's sent out at the time of sale to get as much information as possible. Commercial properties are on M & S pricing for 06/17. Stanard Appraisal reviewed commercial properties for 2018.

**Agricultural:** The improvements in the rural areas are now all on M & S 06/15 pricing. We continue to do sales studies to keep depreciation updated. Real estate sales transactions, UCC filings, "drive-by" observances, etc. Property owners bring in maps to update their irrigated acres so we can certify them to NRD. Letters will be sent for owners to review their land use.

No market areas have been defined as I continue to study sales and seek expertise from local representatives regarding this situation.

**Computer Review:**

The computer system is MIPS Technology Services of Lincoln NE. We changed to this in 8-2020. GIS system is now being implemented. Ages of all photos range from current back to 2022 on all classes of property. Sketches regarding residential housing units exist in each respective file folder. Maintenance as indicated.

Sketches of the commercial properties exist in each respective file folder. The commercial sketches have been entered into the computer system. This is a project intended for further revision / completion as physical review occurs.

Sketches of the rural housing exist in each respective file folder. Maintenance as indicated. The rural improvement site sketches are entered into the computer system. Information is available in each respective physical file folder.

**Pricing / Depreciation:**

New pricing, M&S 6/2020 was implemented for 2021, the was new pricing for all improvements in North Loup and Arcadia Villages were updated in 2022. Elyria Village was reviewed in 2023, the pricing was updated and the depreciation tables updated also. The depreciation tables that were established for Ord City in 2021 were updated based upon sales study on residential properties also in these 3 villages using the Replacement Cost New due to the new cost tables. New depreciation for Ord City was implemented for 2023. Commercial had new depreciation for 2017.

**New Construction (Pickup Work):**

The resources used to collect this data include building permits, zoning permits, owner (or other interested person) reporting, UCC filings, real estate sales transaction reviews, Register of Deed's Miscellaneous Book contents, anonymous leads, the local newspaper, drive-by observances, etc.

All classes of property are monitored for the collection of specific data relative to new construction, remodeling, renovations, additions, alterations and removals of existing improvements / structures, land use changes, etc. See 50-001.06. The field data is

ordinary monitored by 2 full-time clerk throughout the course of the tax year and provides progress reports to the County Assessor. Data collection includes photography of the subject property. The County Assessor determines the assessed value. The majority of all “pick-up work” is completed by the office and not from outside appraisal services except for commercial property. We rely on an appraisal service to do the commercial.

**Sales Review:**

Every attempt to timely file the 521's – Reg. 12-003 does occur on a monthly basis.

The real estate transfers once received from the Register of Deeds are given priority attention. It is a joint venture with contributions from the entire staff. The staff mails questionnaires and correspondence out to the Grantor and Grantee. Policy is to allow two weeks response time prior to any follow-up activity. All office records, computer, cadastral maps are updated. Sales book and photo bulletin board on residential transaction is staff-maintained for the benefit of the public sector.

A procedure that is being done is to take adjacent property record files and complete an exterior review of the properties that aren't included with the sales file. Usually, a drive by of the neighborhood will include watching for new construction, renovations, etc.

Any changes noted will result in the respective file being tagged for further review.

The office is striving to complete interior/exterior review of each residential and commercial transaction within a 6 year cycle. More focus does need to occur on the rural residential and agricultural transactions. Agricultural properties have a high ratio of FSA section maps and land use reviews occurring. The County Assessor reviews each real estate transfer and ensuing information so collected prior to forwarding Form 521 to P.A.T. for their processing. The worksheets are now scanned to P.A.T. The review includes discussion of the questionnaire responses, interviews that occurred with grantor, grantee, realtors, etc along with land use review, possible zoning use changes, coding changes, data listing, discovery as examples to determine whether transaction is a qualified sale or not. Further research may occur. It is interesting to note that all the responses received from grantor and grantee may differ to a great extent; the same is true in discussion with information given to this office verses information given to state personnel or what a participating realtor may provide in sharing of information.

Valley County usually averages 100-150 real estate transfer forms on an annual basis.

This office has taken great strides to monitor this program with greater accuracy in recent years. The questionnaire response rate is good; averaging at a 50% response overall and has been a good indicator that the majority of our records are accurate in listing data.

2024: All Commercial properties in Valley County will be reviewed by Stanard Appraisal in 2023 and will be put on line for 2024. Will also have a gWorks flyover in 12-2023 & 2024. There will be no township reviews for this year. New file cards have been made for the Commercial properties.

2025: Will need to start reviewing Ord City for the 6 year review. Springdale, Geranium, Michigan & Liberty townships will need to be reviewed for 2026 update. Letters will be sent to rural property owners to review their land use and notify us if it is not correct.

2026: Will continue reviewing Ord City for the 6 year review. Vinton, Enterprise and North



Loup townships will need to be reviewed for the 2027 update. Letters will be sent to rural property owners for review their land use and are asked to notify us if it is not correct.

Property record files reflect a computer code for tax districts and also show the school district codes.

***Budget:***

The fiscal budget submitted by the Assessor for 2023/2024 was \$230,791. Of the \$230,791 submitted, \$142,925 is associated with salaries & \$10,100 is associated with office services, expenses and supplies, \$41,038 for appraisal fees, \$12,728 for Data processing costs for gWorks and \$24,000 for gWorks Aerial Imagery Capture (Flyover) ½ payment for 2024.

The County Board had me add my appraisal fees to my budget. I no longer have a separate appraisal budget. Now that we have GIS mapping and a web site, we have to pay maintenance on those.



Linda J. Waltman  
Valley County Assessor



Date